UNIVERSAL HOUSE PLANS

$1.00

$3000 TO $7000 CLASS

SUPPLEMENTED BY "UNI-PLANNED"* TRADE-MARK

INSTALMENT BUILT HOMES

SUMMER COTTAGES and TOURIST CABINS

*"UNI-PLANNED" — A PLAN WHEREBY YOU BUILD AN INSTALMENT OF YOUR NEW HOME NOW AND BALANCE WHEN CONDITIONS WARRANT. ALL FROM A PRE-ARRANGED PLAN. SEE PAGE 67.

GI and other mortgages explained

SEE PAGES 4 THRU 8

HOME, SWEET HOME

Mid pleasures and palaces though we may roam,
Be it ever so humble there's no place like home!
A charm from the sky seems to hallow us there,
Which, seek through the world, is ne'er met with elsewhere.
Home, Home, sweet, sweet, Home!
There's no place like Home! there's no place like Home!

An exile from home, splendor dazzles in vain:
O, give me my lowly thatched cottage again!
The birds singing gaily that came at my call;—
Give me them,—and the peace of mind dearer than all!
Home, Home, sweet, sweet, Home!
There's no place like Home! there's no place like Home!

How sweet 'tis to sit 'neath a fond father's smile,
And the cares of a mother to soothe and beguile!
Let others delight mid new pleasures to roam,
But give me, oh, give me, the pleasures of home!
Home, Home, sweet, sweet, Home!
There's no place like Home! there's no place like Home!

To thee I'll return, overburdened with care;
The heart's dearest solace will smile on me there;
No more from that cottage again will I roam;
Be it ever so humble, there's no place like home.
Home, Home, sweet, sweet, Home!
There's no place like Home! there's no place like Home!

—JOHN HOWARD PAYNE
1791-1852

Universal House Plans

FOR

YOUR FUTURE HOME

This book is hereby dedicated to the young men who, in the service of their country, have taken the best years of their lives to crush the most ferocious enemy forces ever known in history.

It is to them that we owe the fact that we may still look forward to building new homes, and them that we must thank for the privilege of having freedom to work, live and raise our families in a free country with free enterprise.

The returning boys must remember that in spite of their valor and sacrifices, that they are coming home to a regulated way of living and that regulations which may seem harsh to them, may be protecting their own savings and life insurance funds from the depreciation of inflation.

I am in hopes that the millions of returning service men and other prospective purchasers of new homes will not expect to walk into a miracle home of the sort pictured in some national advertising, which pictures, along with the ideas in some articles written by irresponsible writers not versed in construction or economics, have put ideas suited to a $25,000 home into the minds of the average man, who can afford perhaps a five to six thousand dollar home at the limit.

The couple with well balanced minds will sum up the situation as it develops and act on a new home at the logical time. By getting your plans ready and by knowing what you want, you will be in a position to go ahead at such time as conditions warrant.

Therefore, I submit some of our average priced plans in a manner understandable to all, and I am in hopes that these plans will enable some of these prospctive home owners to select a floor plan and type house to suit their needs and financial conditions.

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TRADE-MARK

The American Standard of Living

From the early part of the 17th century right up to the present day, American homes have had a constant trend to better living conditions. With the advancement of machine and technical knowledge in the past 35 years, we have made many times as much progress in living conditions over that in all three centuries before. New materials, new methods and customs have given the average man the opportunity to possess a home of his own with modern plumbing, heating, lighting, insulation, and all sorts of appliances to make life more worth living.

Also, with transportation to and from work, school, and churches, etc. simplified by modern automobiles and bus systems, the people are getting away from the crowded cities to where they can enjoy the benefits of free air and surroundings that make up a vital part of the real home.

The major difficulty envolved in this evolution of the past three decades, is the immense increase in mental decisions to be made by the average prospective home owner before he gets even started towards owning a home. Where does he want to live? Where does the wife want to live? Will the children be contented to live out there? Is the present or future job within easy commuting distance? Is the neighborhood of about the same level of people? Is it a good street? Has it utilities? Can we get to work, to church, to school, to the store and do our visiting with just one family car? Are there sufficient zoning laws to prevent a neighbor from raising a litter of pigs along side your living room window? Are the taxes reasonable?

Are you going to build a house quite a little better than the average on the street? (Remember a house should fit in the environment, and a high priced house set along side of cheaper houses will never resell at a price in proportion to its cost.) Will you have a dry cellar? Will you hit ledge when you excavate the cellar? If a septic tank is necessary is the soil of a good drainage type? Will the streets be plowed in the winter? Will you have a postman? Are the daily papers delivered? Is there a railroad or factory nearby that will give off smoke, noise, or other detremental effects? Can you have a garden if you wish one? In other words, if you have a family, is it the ideal place to bring them up.

The trend Post World War I was to build or buy too big or expensive a house for the income of the purchaser, as the terms of finances were limited to short terms and small percentage of cost. It often involved a second mortgage which doubled the financial load right at a time when the purchaser was buying and paying for (also on installments) a lot of new furniture, etc., and the net result was that buyers were in ninety per cent of the sales over sold for their income.

Since that time we have had come into being the longer term mortgages with higher percentage loans and the one payment plan for principle, interest, taxes, insurance, water bills, etc., so that the purchaser knows in advance just what to budget as cost of owning his own home and can then see what is left to furnish it and what monies he will have left to spend enjoying it. A man slaving to pay for a home will never enjoy it, and the high pressure salesman who over sells a customer is doing more to wreck the construction industry and the American Standard of Living than any one thing in the three centuries of American Homes.

The construction business has been crippled by material shortages for so long a period now that unless values are held down by low bank appraisals and other means of control, we will have a worse spiral in prices than Post World War I, and that would mean a repetition of the 30's again. Therefore, do not be disappointed if the bank or FHA say that your prospective house is worth less than it is going to cost you. This is one way that inflation can be checked, as fewer will build and that will leave more materials and labor on the market, thereby helping to lower costs by keeping the supply nearer to the demand, which fact is the barometer of inflation.

Therefore, don't expect your banker to accept your valuation, or your contractor's prices until he has checked over the plans and checked up on what you are going to have as security for his loan. Remember that it is not his money but the savings of many of your friends that he is going to lend you, and that he is bound by law to put a fair valuation on prospective mortgaged property and limited by law as to the percentage of loan on that valuation.

If prices seem abhorrent, take it easy and wait awhile. The supplies of building materials and labor will soon build up to take care of all our needs. But, if the demand keeps ahead of supply without control, the man who has the money and wants it the most, pays a little more to get it, and presto, the evolution of inflation before you know it.

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NOTE—Price of "UNI-PLANNED", Cottages and Cabins Plans on respective pages.

G.I. BILL REVISIONS EFFECTIVE JAN. 1, 1946

NOTE:—THIS ACT IS SUBJECT TO REVISION BY CONGRESS AT ANY TIME AND REGULATIONS AS SET UP BY THE VETERANS ADMINISTRATION

This act of Congress, "The Servicemen's Readjustment Act of 1944", otherwise known as "The G. I. Bill" has been amended as of January 1, 1946 to widen the scope of operation and simplify the procedure of securing a loan.

As in the original act the veteran must have served at least ninety days on active duty since September 1940, or have been discharged because of injuries or disability incurred in service in line of duty, irrespective of the length of service, and must have a discharge other than dishonorable.

EXTENTION OF TIME TO APPLY

The most beneficial change for the veteran under the heading of "Eligible Veteran" is the fact that where formerly application had to be made within two years after separation or within two years of the official termination of World War II, it is now changed to extend the time so that the veteran may apply within ten years. This will give the veterans better chance to readjust themselves to employment conditions and family life before buying or building a new home or starting a new business.

NEW REASONABLE VALUE APPRAISALS

Under the new act also the matter of appraisal is changed to allow up-to-date appraisals. The original act called for "reasonable NORMAL value" in appraisals which has been interpreted so as to require appraisers to take close to a 1942 price level on all property appraisals. Congress has in this revision of the act struck out the word "NORMAL" in its phrasing throughout the bill; therefore, now the act calls for a "reasonable value" in all appraisals and so forth. This will give the appraiser a chance to take into consideration such part of the increased costs as they really think are justified under the present conditions but will still be guided by codes set up by the Veterans Administration. It must be remembered that the relative appraisal of property for G.I. loans will be used as a barometer of inflation, post war, and will be used more or less to control inflationary construction and property costs.

NEW APPROVAL PROCEDURE

Another vital change for the benefit of the veteran has been made. The 1944 act called for various reports, appraisals and statements to be forwarded through another government agency to the Veteran's Administration, which analyzed the various facts of the case and then reported back to the bank, either approving or disapproving the loan. Under the new act this phase of the loan is out, and now the lending institution together with the Veteran's Administration local appraiser and the borrower can get together and settle things on the spot, without the long waiting period necessitated by the Washington approval required by the old bill. This will speed up transactions and avoid the uncertainty that has been present up to date on G.I. loans. As a matter of fact, now the procedure will compare favorably with any other bank loan.

MORE TIME TO REPAY

The length of time to repay the loan has been increased to 25 years, or in case of farm property to 40 years if required, this being done to bring the monthly payments smaller so that a larger number of veterans can comply with the "ability to pay" clause of the bill. With this fact in view it must be remembered that even if the mortgage is written for the maximum period, a borrower may at any time pay off any amount on the principal when in the financial position to do so, thereby cutting down the overall time of the loan.

GUARANTEE AMOUNT DOUBLED

The most important change made effective in 1946 is in the amount of guarantee available. This has been increased to $4000 for each veteran, and this will allow a veteran to build or buy a home without impairing his chances of credit to establish himself in some sort of business during the next few years. This is an important change as the old limit of $2000 was hardly enough to assure a veteran of both home and business financing.

NOT DEDUCTABLE FROM FUTURE BONUS

One other stumbling block in the original bill was the fact that any losses through guarantees by the Veteran's Administration on G.I. loans were chargeable against the veteran or his estate and held his liability to the U. S. Government; therefore, if any cash bonus or benefit was awarded the veterans at a future date such amounts would have been deducted from them. Now, effective since January 1st, 1946 the veteran is free of worry on this score, as the new revision provides for removal of the provision that defaults be deducted from any future payments or bonus.

ANY ALLIED SERVICE MEN ELIGIBLE

The revised bill allows the men and women who were in the service of any of our allies in World War II to take advantage of this act if the veteran is a citizen and the property is within the U. S., and veteran can comply with other requirements of Act.

MAJOR FEATURES OF A G.I. HOME LOAN

APPLYING TO MOST CASES ON REAL ESTATE LOANS

WHO

Any veteran with over ninety days active service and an honorable discharge.

WHEN

Within 10 years of the official end of the war.

WHERE

Take original discharge papers (and wife if possible) and visit any bank displaying G.I. Loan signs or advertising in local papers.

(The banks, not the government loan the money and all applications must originate with the lender.)

HOW

Have your mind made up as to what you want to buy or build and in case of a finished home have full knowledge of the cost to you and other conditions. In the case of building a new home have actual cost of the land, buildings and landscaping. Full plans and specifications must also be filed with application.

ON WHAT

Any Home to be occupied by the veteran himself and not to have over four apartments. It must be occupied as a residence but may include a business establishment. (This condition varies on so-called business loans).

HOW MUCH

Under the 1946 revision the veteran is entitled to a total of four thousand dollars guaranteed portions of loans. This includes only the part of the loan that is guaranteed and may be split into any number of loans on real estate or business loans. On real estate this will allow a bank working on a sixty percent mortgage plan to loan up to $10,000.00 on a property appraised at that value, with no cash payment down, and in cases where an F.H.A. or other government insured first mortgage is used the G.I. or guaranteed portion of the mortgage may be a second mortgage of not over twenty percent of the total, thereby allowing under present conditions mortgager **totals up to $20,000.00.** It must be kept in mind that these loans are to be made on a sound banking basis and under Veterans Administration appraisals.

WHAT RESTRICTIONS

Veteran must show ability to pay as required.

Property must be priced within Veterans Administration appraisers valuation.

Property must be occupied by the veteran.

WHAT TYPE MORTGAGE

In most cases the direct reduction or amortized mortgage plan described on the next page is required. With short term mortgages this is not required, but the percentage of mortgage relative to the approved valuation must not exceed two-thirds and the term not over five years.

HOW MUCH INTEREST

All G.I. guaranteed loans are limited to four percent interest charge except that where government insured (F.H.A. or other) first mortgages are used and a second mortgage is the guaranteed portion of the loan, the first mortgage may bear the authorized F.H.A. interest rate for the bank plus one-half of one percent insurance fee. The Veteran's Administration is authorized by the original act to pay one year's interest on all guaranteed portions of loans and in case of amortized payments this reduces the monthly payment for the first year by considerable amount.

F.H.A. INSURED LOANS

The Federal Housing Administration (F.H.A.) is authorized by congress to insure loans made on homes by banks certified by the administration. This operates as an insurance with the property owner paying ½ of 1% annual premium protecting the lending institution against any loss on the loan.

This system has worked out to the effect that banks that otherwise could have loaned only 60% or so on the appraised valuation have been able to loan 80 and 90% with the F.H.A. insurance and still be in a better loss position.

All loans are of the amortized or direct reduction type described on the next page and the interest rate is 4½% maximum with many banks charging a lower rate. To this rate must be added the ½ of 1% costs to cover F.H.A. insurance.

G.I. loans may be issued as second mortgages over F.H.A. first mortgages and bear 4% interest but may not exceed 20% of the appraised valuation.

F.H.A. loans by banks have been very popular with the home owners and have given many people an opportunity to own homes that otherwise could not have. They have done much to bring down the cost of construction by their rigid appraisals.

Under present conditions a bank can loan any individual on a construction loan 90% of the cost up to $6000.00 (requiring $600.00 down payment on a $6000.00 home) on a twenty five year loan, bringing the monthly costs below cost of renting like accommodations.

On a loan on a $10,000.00 property the first $6000.00 would take 90% and the remaining $4000.00 at 80% making a total loan available $8600.00 which would be for twenty years.

80% loans are available on a valuation up to $20,000.00 with twenty years to repay on existing property.

Remember, F.H.A. loans no money and all applications must originate with the lending institution as described under "Procedure to secure a loan" on the following pages.

NOTE—V.A. AND FHA RULES ARE SUBJECT TO CHANGES—SEE YOUR BANKER

COOPERATIVE BANKS AND BUILDING & LOAN ASSOCIATIONS

These banks were the originators of the banking plan of paying for a home as rent with a small down payment.

Originally the borrower was obliged to purchase shares in the bank to a face value equal to the amount of the loan and pay for these shares over a period of years, (averaging about 12 years), then when these shares matured they were cancelled to pay off the principal sum of the mortgage.

The shares earned a good rate of interest on money paid in by the purchaser during this time, the monthly payments including a payment on the shares and interest on the mortgage being paid until the shares reached a value equal to the loan, at which time the shares were cancelled and the mortgage paid off.

These banks are under state supervision and operate on state corporation charters.

Since the introduction of the direct reduction mortgage as outlined below, these banks are mostly using this type of mortgage, but are required by most state laws to loan only to share holders, which is accomplished by the borrower purchasing one share in the corporation and paying for it at one dollar per month and this constitutes the borrower as a share holder. This involves no inconvenience to the borrower and these banks have been the backbone of American home ownership for over half a century.

These banks procure a majority of their money to loan thru the sale of shares in the corporation, which may be purchased on a monthly basis as a savings plan, and in this way a family can save money for the down payment of a house systematically and get the highest rate of interest on their savings besides making a good banking connection while doing so.

Paid up shares are also sold by most of these institutions and pay a relatively high rate of dividend. In most states all shares of these banks are insured thru a central banking system and are considered a very safe way to invest money.

These banks are extending a wonderful service to the ex-service man as a rule, and have the know-how to handle any real estate problem as their business is all real estate loans and they know the values of property in their vicinity.

THE DIRECT REDUCTION MORTGAGE

This method of financing a home has been developed in the last decade to a point of perfection for the purchase of a home. By this method the purchaser of a home pays a portion of the principle amount borrowed, the interest thereon to date of payment, one-twelfth of the estimated annual real estate tax, one-twelfth of the estimated annual fire insurance cost, and one-twelfth of the estimated water bills for the year all in one predetermined monthly payment.

This shows the purchaser or owner of a home just what the cost is in comparison with the renting of a home of the same accomodations. As a matter of fact this system allows a family to own a home practically by paying rent.

With this system of payments it is allowable to pay off any amount on principle when the borrower has a little surplus money. The payment of extra money beyond regular payments reduces the outstanding morgage and the loan is therefore paid up sooner as the monthly payments remain the same, a larger portion of the monthly payment being applied to the principle as the interest per month is less.

In most cases this works out in a manner that today a family can own a home by merely making a down payment and then by keeping the buildings and grounds in condition they will own it at the end of term of mortgage with no other actual costs as they would have had to pay the equivalent of their monthly payment as rent if someone else owned the house.

FEDERAL SAVINGS AND LOAN BANKS AND ASSOCIATIONS

These institutions have come into existence under this title since The Federal Savings and Loan Insurance Corporation was created by Congress in 1934 and in many cases are old institutions with a new setup to conform with the regulations of the above insurance corporation.

This corporation insures all deposits up to $5000 with the earnings thereon and guarantees full safety for investors up to that amount. This insurance of accounts costs the institution only approximately one eighth of one percent per annum ,and therefore. has little effect on the rate of dividend.

These Associations have as a major objective the promotion of savings and home ownership. To further the latter purpose, Federal Savings and Loan Associations offer several types of home financing as outlined below, so the individual home owner may choose the plan which best can be adapted to his specific case.

Direct reduction mortgage as an easy payment, monthly budget plan financing was pioneered by these associations in 1934. It is estimated that possibly 98% of the mortgages held by the Federals are of the direct reduction type as outlined above, and under this system they can grant mortgages up to 80% of the appraised value over periods ranging from 5 to 20 years.

Straight mortgages are limited to 50% of the appraised value and usually for a term of 5 years.

Construction mortgages are a vital part of the service of these banks and they have a plan whereby money is advanced during construction and these mortgages mature into permanent, monthly payment mortgages when construction is completed.

Repair loans to cover repairs, modernization and rebuilding or other permanent improvements are very receptive.

Refinancing loans, replacing old-fashioned, burdensome mortgages with modern, flexible and safer types of mortgages is one of the major services of these banks.

Operating under Federal charters within regulations of Federal Savings and Loan Insurance Corp., these Associations may invest up to 15% of their resources in certain other types of improved real estate other than homes although many restrict their business to homes.

SAVINGS BANKS

The Savings Bank system in this country has been the leader for over a century in building up the spirit of thrift and home ownership.

Through their club savings plan and also starting the youngsters in school to save in school savings accounts they have educated the last few generations in the principal of saving and having things they want through saving their money.

These institutions operate under state charters, and today the majority of these banks are insured through various state and federal agencies to protect their depositors, as a rule, in full.

The Savings Bank has a vital interest in the community where located and they know the real estate and general conditions in such a manner that they can give valuable advice to purchasers of land or completed homes.

While the mortgage policies of savings banks vary somewhat in different areas, most Savings Banks offer a number of different mortgage loan plans which can be easily adapted to the needs of the individual borrower. In addition to their own mortgage plans they offer F. H. A. insured mortgages and loans to veterans under the so called G. I. Bill of Rights.

Direct reduction mortgages which enable the borrower to pay off his mortgage over a long period of years through a regular monthly payment of a fixed amount have proved increasingly popular with both banks and borrowers. Such mortgages are usually for a large percentage of the value of the property as determined by the bank's appraiser.

The use of straight mortgages is limited to a smaller percentage of the appraisal as in other banks, but as a rule, as long as the value of the property is held up by proper repairs, etc., these banks require interest only to be paid on this type of mortgage.

For investment properties these banks can not be excelled. They invite mortgages on business as well as residential property.

Refinancing of mortgages has always been a large percentage of their business and within the limits of their appraisals and percentage allowable by state regulation they are open for discussion of this phase of the mortgage business.

PROCEDURE TO SECURE A LOAN

Securing a loan is very simple if the borrower knows what he wants as to a house and can supply the necessary facts and figures.

Primarily, the application for a loan consists of a statement of the location of the property, a description of the buildings, a financial statement of the borrower, and a limited number of questions.

On construction loans, the applicant must furnish the bank a set of plans and specifications to show what he is going to build. When the application is filed an application fee is paid to cover appraisal costs to make a survey of the premises and plans to determine if the finished property will be a good investment.

The security committee reports to the board of directors at their next meeting as to the prospective value of the finished property, and if the loan is within the allowable percentage of the total appraised value the board will approve the loan.

The borrower is then notified, the title to the property is examined by the bank attorney and the mortgage deed is drawn up. The borrower is called in to sign the mortgage papers.

In case of purchase of a completed house, the deed is signed by the seller and the purchaser signs the necessary checks.

On construction loans for buildings to be built, the bank requires plans and specifications to be filed and money will be paid out as the building progresses and is inspected by bank appraisers. This money is paid out in checks to the borrower.

COMMERCIAL BANKS – NATIONAL BANKS AND TRUST COMPANIES

Commercial banks in larger cities are not as a rule interested in home mortgages as they are as name implies mostly for business and larger investment fields. However, many have set up home loan departments under F. H. A. procedure and for convenience of service men under the G. I. Bill.

If a person has a commercial or checking account at a bank it is always considered good business to talk over a real estate loan with his banker first for his advice.

These, banks, especially the trust companies, favor group construction mortgages for their clients and they are in a position to help a lot of people own homes thru the creating of credits to real estate operators, contractors, and sub-dividers of land.

These banks in some cases are very good on real estate loans requiring smaller percentage of mortgages in relation to the appraised value and are very receptive on larger properties such as apartments and commercial properties.

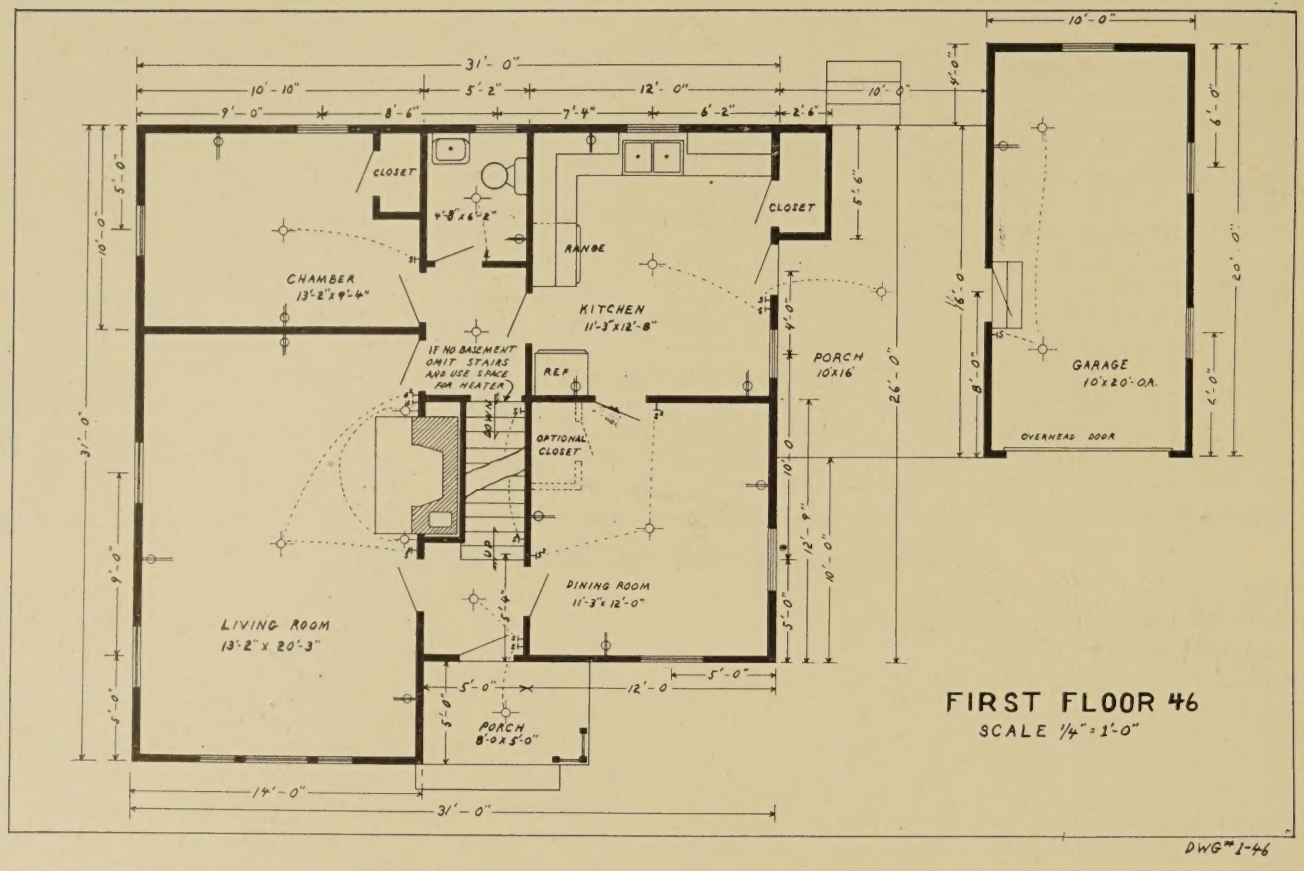
Practically all commercial banks are now under the supervision of the Federal Government and the majority of them operate savings departments where deposits are insured within certain limits.

The present tendency of larger banks to set up loan and installment payment departments to care for their customer's demands for discounting facilities has led many of them to take on F. H. A. insured loans and some other direct reduction mortgage loans.

The most active part these institutions will take under post war concerning the veteran will be business loans under the G. I. Bill, and they will handle practically all of these.

Most banks have men in their personnel who have practical knowledge of all lines of business and they are at the disposal of the veteran to explain details of G. I. Loans and check up any dealings involving these loans in connection with business, such as business properties, equipment, fixtures, inventories, etc.

They can give expert advice on these matters, and with the G. I. insurance are in a position to take on a lot of business that otherwise would have been impossible under strict Federal Banking regulations.



PLANS AS PRINTED TWO AND ONE HALF TIMES AS LARGE

NOTICE THE MEASUREMENTS, ELECTRICAL LAYOUTS AND OPTIONS.

The sets of plans delivered to the purchasers are printed in black on a heavy bond paper, giving the best possible plan for durability and ease of reading.

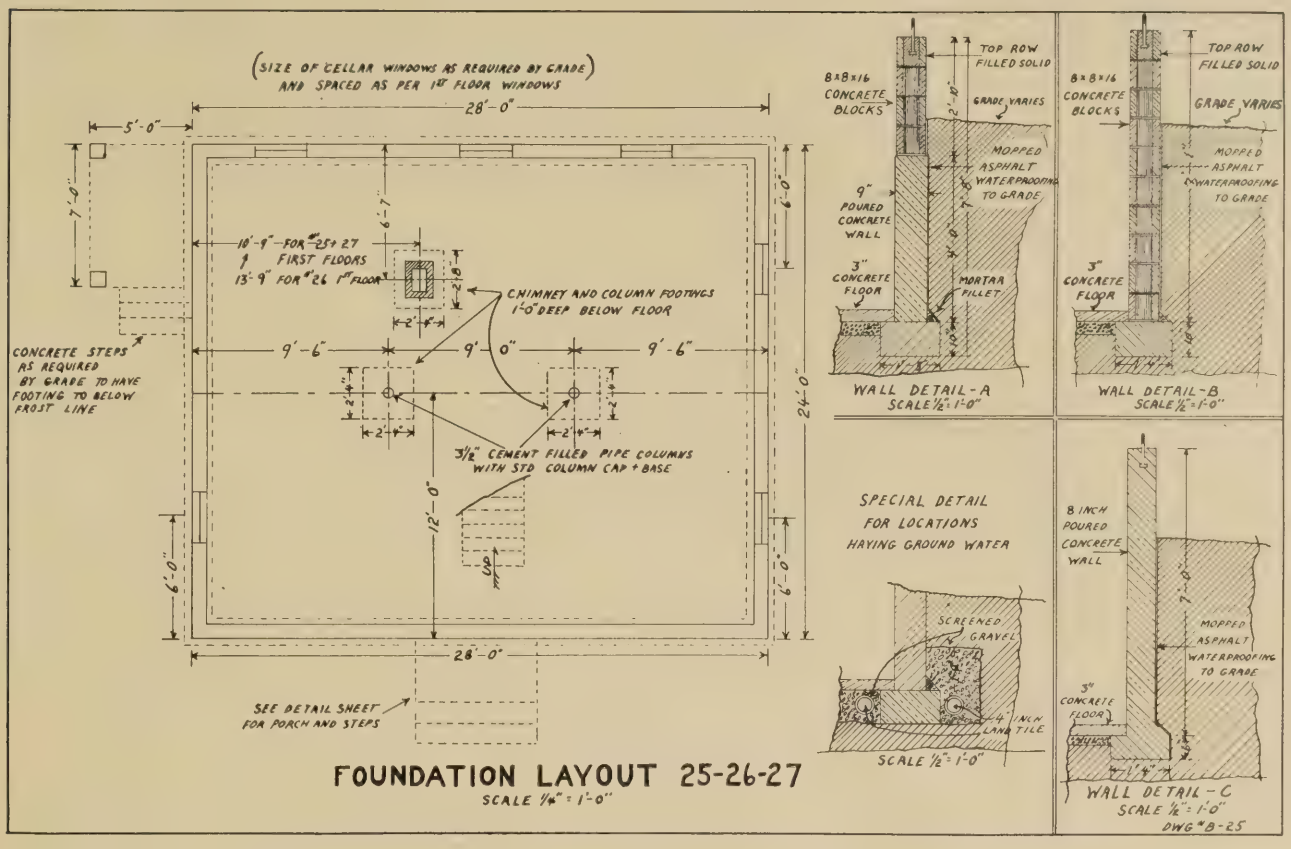
These plans are designed and carried out to give the builder all the necessary measurements to build the house. Details are shown at ½ inch scale on many features.

Many optional closets etc., are shown on plans. On type plan shown above the front entrance is a part of the main building and therefore not optional as stated on page 10.

Specifications are furnished to cover all major items of construction with blank spaces to fill in covering the grade or class of materials, etc. This method allows an owner to select the materials most satisfactory to him and also those most available at time of construction.

Care must be taken to analyze the available materials before starting a home as this will cut down unnecessary delays.

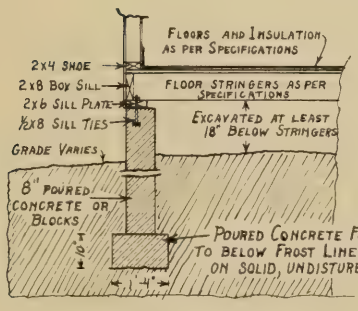
We advise the owner to talk with local contractors or supply houses before specifying the exact materials to be used as many items usually called for are scarce and sometimes the substitution of other materials will vary the cost greatly.



FOUNDATION LAYOUT 25-26-27

SCALE ⅛" = 1'-0"

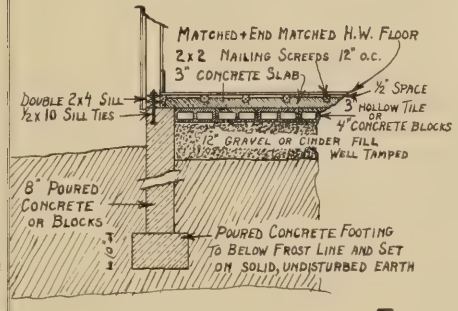
ABOVE SHOWS STANDARD LAYOUT WITH BASEMENT



WALL AND FLOOR DETAIL-D

SCALE ½"=1'-0"

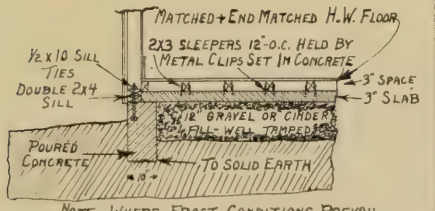
NORTHERN CONVENTIONAL TYPE



WALL AND FLOOR DETAIL-E

SCALE ½"=1'-0"

NORTHERN TYPE SLAB

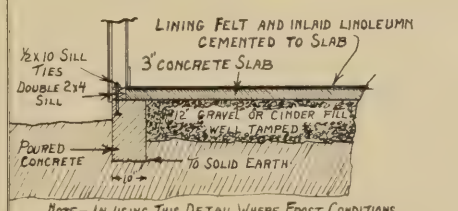


NOTE—WHERE FROST CONDITIONS PREVAIL,—POURED WALL MUST CARRY TO BELOW FROST LINE USE OF DETAIL F OR G ON 2 STORY BUILDINGS WILL REQUIRE FOOTING SAME AS DETAILS D AND E

WALL AND FLOOR DETAIL F

SCALE ½"=1'-0"

NORTHERN TYPE SLEEPER



NOTE—IN USING THIS DETAIL WHERE FROST CONDITIONS PREVAIL POURED WALL MUST CARRY TO BELOW FROST LINE

WALL AND FLOOR DETAIL G

SCALE ½"=1'-0"

SOUTHERN TYPE SLAB

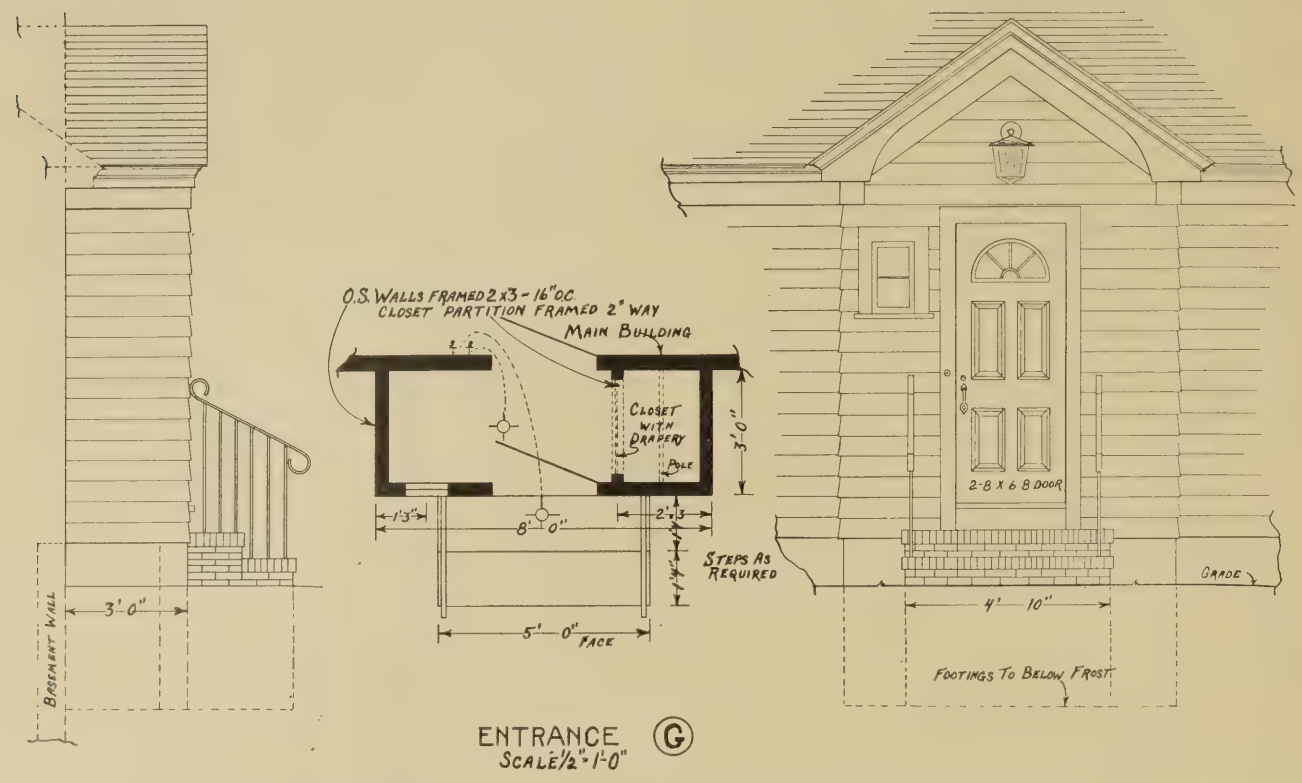
DETAILS FOR WALLS AND FLOOR. NO BASEMENT

Foundation or basement lay-outs are furnished drawn ¼" scale with wall details as shown above drawn ½" scale for buildings with basement.

This method makes way for the use of the type wall most suited to your climate and soil conditions.

On basementless houses we detail 4 types of floor and wall construction and the owner selects the type desired.

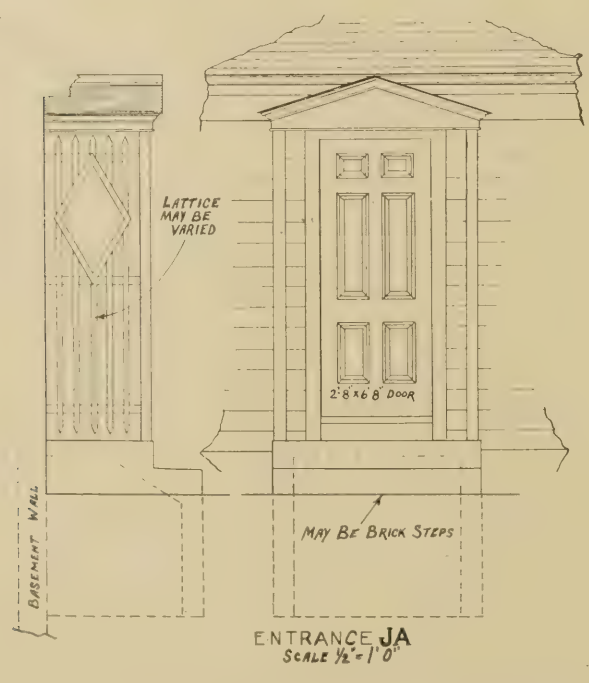
Owner must state in order as to desire for basement or not.



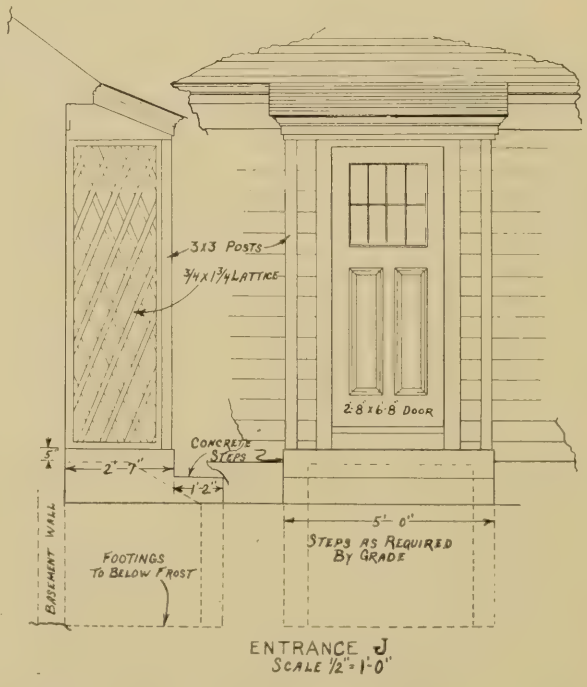
ENTRANCE G
SCALE 1/2" = 1'-0"

NOTE THAT THIS ENTRANCE FURNISHES A CLOSET

All houses with projecting front entries or porches may have any entrance shown in book. State on order blank the type entrance you prefer. It not considered adaptable we will send also one we consider a suitable design for house.

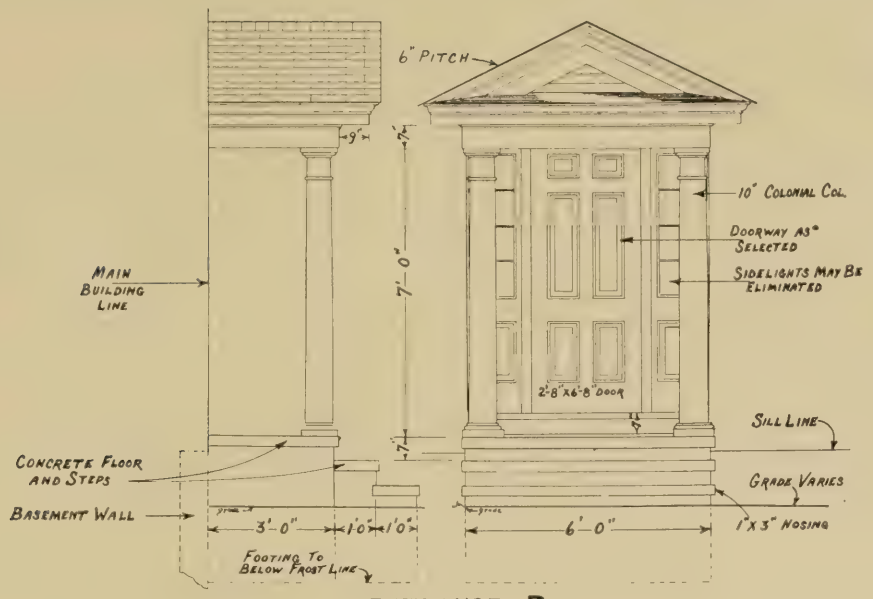


ENTRANCE JA
SCALE 1/2" = 1'-0"



ENTRANCE J
SCALE 1/2" = 1'-0"

SIMPLE ENTRANCE PORCHES ABOVE HOLD DOWN COSTS



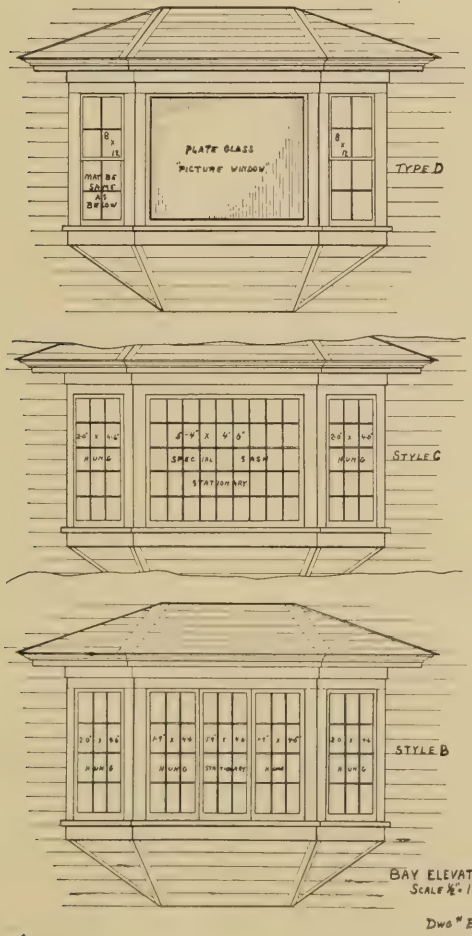
ENTRANCE – P
SCALE – ½" = 1'-0"

DWG. NO. F 2

A TYPICAL COLONIAL ENTRANCE FOR A COLONIAL HOUSE OR ANY LARGE HOUSE

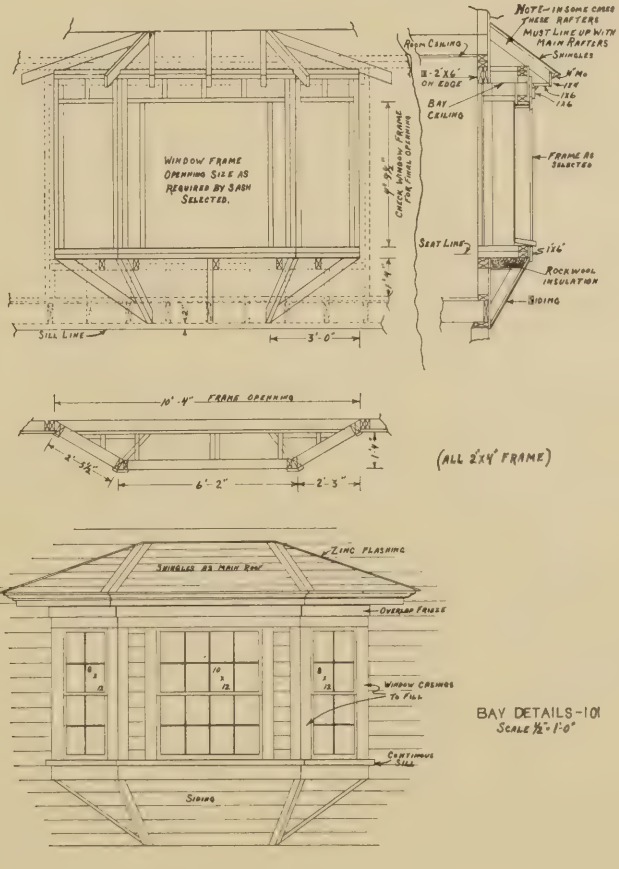
SIDE LIGHTS OR GLASS PANELS AT SIDES OF DOOR MAY BE OMITTED

BAY WINDOW DETAILS SHOW FOUR ARRANGEMENTS OF SASH OR WINDOWS ALLOWING OWNERS CHOICE. ALL LARGE SCALE.



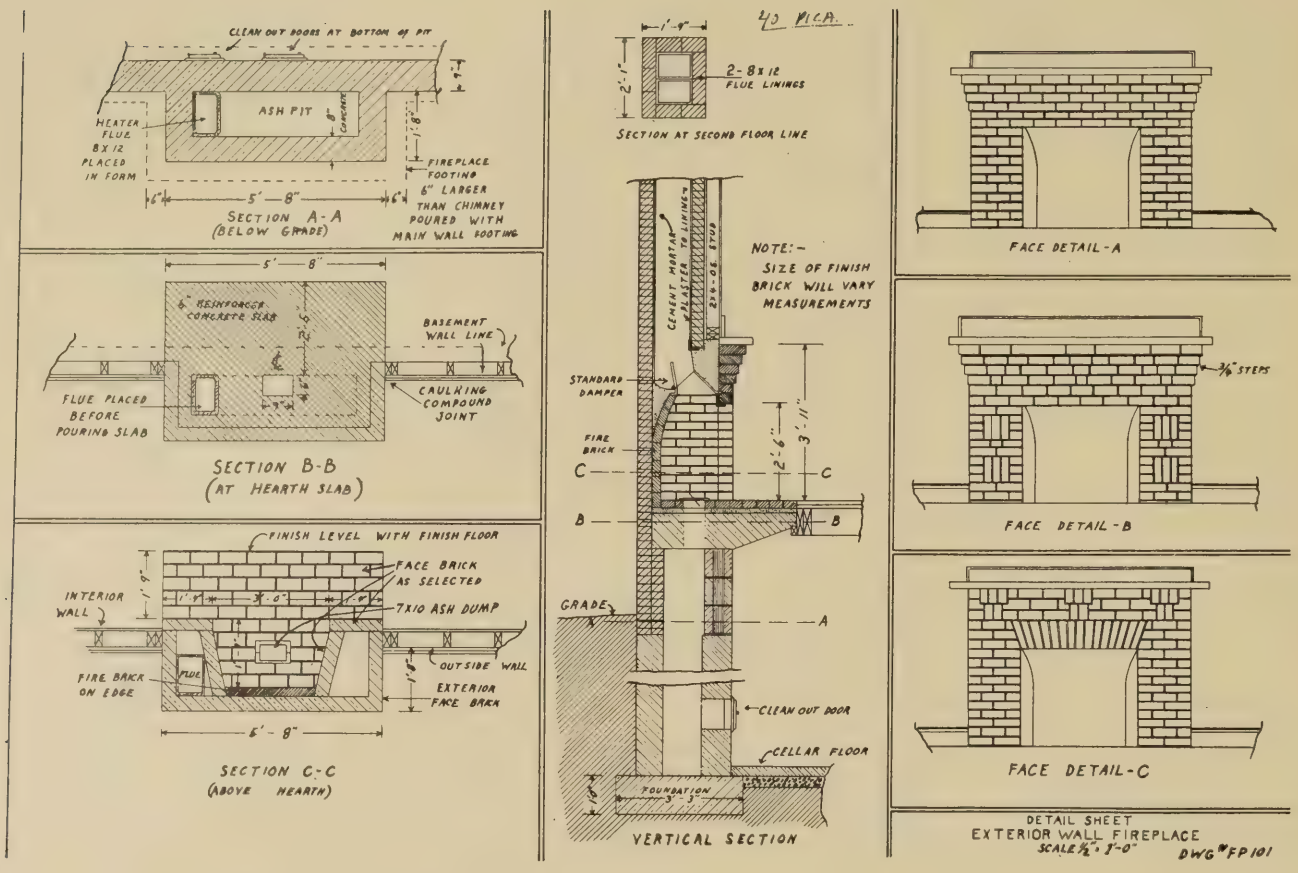
BAY ELEVATIONS
SCALE ½" = 1'-0"

DWG. # BW102



BAY DETAILS – 101
SCALE ½" = 1'-0"

DWG. # BW-101



EXTERIOR TYPE FIREPLACE—THREE OPTIONAL BRICK MANTELS

ELLS PLANS AVAILABLE FOR MOST PLANS

We have tried at intervals in this book to show the desirability of building a house to fit your family and at the same time to plan for the future.

This may be done in various ways. The family now may require only 2 chambers and perhaps one of the plans shown in the book may accomplish this with only the first floor, allowing further expansion by furnishing off a couple of chambers on the second floor later.

The most logical expansion of course is by "Building On." The main thing to keep in mind is the placing of the house on the lot to allow for these future expansions. We show a few ells thru the book and have many other designs so that we can adopt a one or two room ell to most any plan in the book.

Ells are shown on pages 20 and 43 and if these do not just fit the plan ordered with we will send proper ell plan. See price list page 96 for prices on these plans.

HOW TO SELECT A PLAN TO SUIT YOUR NEEDS

It is always logical to stop and think over your family requirements as to number of chambers and advisability of a chamber on the first floor, or at least a room that may be used as a chamber in case of illness. Also, consider the arrangement of rooms to give greatest ease of housekeeping and heating; the proper layout of a house can save one-third of the steps for the housekeeper and one-third of the heating bill.

The trend is now toward two toilet rooms in a house, and this is logical, as the cost on a new house is very small in proportion to convenience obtained. Also, the use of entrys at front and rear doors save heat in addition to convenience.

This book is laid out to combine various plans in a way to satisfy different requirements. You will notice that each elevation is lettered, and these run alphabetically thru the book. Also, the first floor plans are numbered consecutively as well as the second floor plans. We advise the selection of a first floor plan first, and then match up a second floor plan, as per plan list on page 90. In some cases the second floor plan as shown does not quite line up with the first floor plan, but these facts are taken care of in the final plans as sent out.

Remember the lettering and numbering of all plans are consecutive thruout the book, and it will save you time looking for them.

If you choose the elevation first you can look at the plan list where you will find the letter symbol followed by two numbers, the first being the first floor plan and the second the second floor plan.

In case of front entrances, each set of plans will include one set of detailed drawings for any one of the entrances shown herein and state in order which entrance you prefer.

Windway and garage plans may be had separate. These may in many cases be attached at the rear of house for narrow or corner lots.

There are many features in the final plans not shown in this book owing to the fine scale of these plans. The final plans show all necessary measurements to construct the building, all details necessary for obtaining bids on construction, and are up to standard for FHA and GI loans. For example, the foundation are shown in detail for poured concrete, combination concrete footings with concrete blocks for underpinning, and concrete to grade with blocks above and the selection is made by filling in the specification sheet for the type to be used. Be sure and check Yes or No on basement.

Many final plans show optional fireplace locations, additional optional closets, picture windows and cabinets; all in dotted line drawing. It thus gives the owner a choice in the matters concerned.

Also, there are complete layouts of electrical outlets and so forth, and the whole set up of plans and specifications is such that bids on the construction of a complete home may be had by simply filling out your specification sheet to suit your needs and the local requirements.

These plans are printed in waterproof black ink on heavy white paper by the plan-o-graph system and are superior to blue prints in the fact that they do not fade and are fairly impervious to water. Also, they are very easy to read, and alterations and notes can be made on them with regular pen and ink.

We invite inquiries on special plans, and thru our experience we may be able to help solve your problems in planning a home. We advise those who expect to spend over $7000 on a house to contact a local Architect or Builder where such are available.

Be sure to analyze the cottage plans starting on page 16.

Material lists are not furnished as they vary with different localities and builders, and they can best be made up by the man estimating the cost of the building under local conditions.

The plan lists starting on page 90 show the logical combinations and some of the data regarding these plans. Price lists and additional information on page 96.

SEE "UNI-PLANNED INSTALMENT BUILT HOME. — PAGE 66

FRONT ELEVATION (A)

MAY BE USED WITH FLOOR PLANS NUMBERED 1, 2 or 3

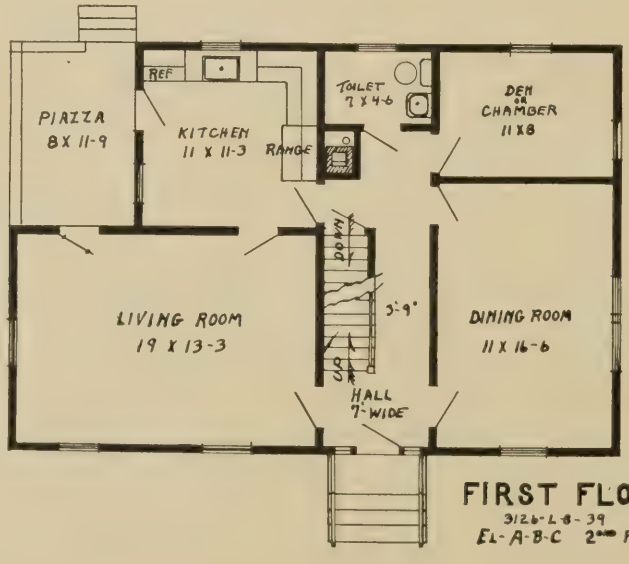
This group of plans is based on the point of economy, having the living room accessible from the kitchen for ease of housework and the saving of fuel, as the rooms most used are grouped together. The door to the living room from the side porch is a fine asset. It reduces traffic to the front door to a minimum since the majority of present day company comes by auto to the driveway, and the door nearest the side yard is the usual approach.

First floor plan No. 1 has ample cupboard space in the kitchen, and there is also space for a breakfast set. The toilet room has space for a modern laundry unit or recess tub, if desired. Note the extra large dining room.

Second floor plan No. 1 has a fine arrangement of closets, and the dressing room of the master chamber may also be used as a nursery. In this case the room could be made larger to good advantage. Also the attic stairs may be eliminated, and the front section planned as in plan No. 2.

Elevation A has a false cornice at the ends, producing the effect of the Dutch Colonial type. It thus calls for all square ceilings on the second floor.

MAY BE USED WITH ELEVATION A, B or C



FIRST FLOOR (1)

3/26-L-8-39
EL-A-B-C 2ND FLOOR- 1-2-3

SECOND FLOOR PLANS 1, 2 or 3 MATCH THIS PLAN

END ELEVATION Ⓐ

The combination of these elevations with any of the first and second floor plans shown on pages 14 thru 17 will be found listed in the plan list. They make a logical house for any good sized family. It must be remembered that these houses of Colonial design have been a standard construction for years, and as the demand is heavy for this type, they are always saleable at a good price. Also, this house fits along with any style of achitecture and takes to practically any environment.

For those wishing full bath facilities and a chamber on the first floor, plan No. 2 on the following page answers the question. There is also fair closet space with the possibility of an additional closet in the rear den or chamber.

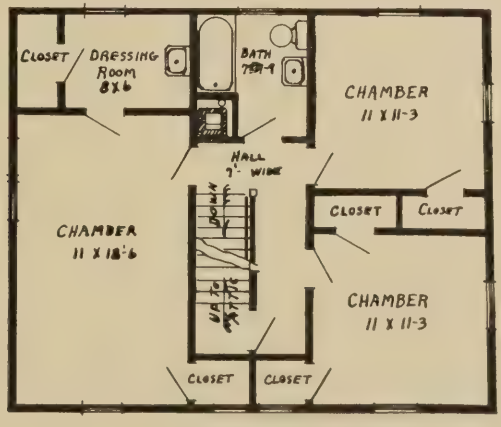
The dining alcoves as shown in these plans are not a necessary item in the construction of the building, and they may be replaced with a breakfast set.

Windway and garage similar to one shown on elevation F may be used at rear of this house without disturbing any windows or present layout.

USE FIRST FLOOR

PLANS 1, 2 or 3

FOR FIRST FLOOR



SECOND FLOOR ①

3126-LB-2 ST.
EL-A-B-C 1ST FLOOR 1-2-3

NOTE AMPLE CLOSETS

AND DRESSING ROOM

IN THIS PLAN

See page 90 for list of available combinations of these plans

FRONT ELEVATION (B)

ANY PLAN NUMBERED 1, 2 or 3 FIT ABOVE ELEVATION

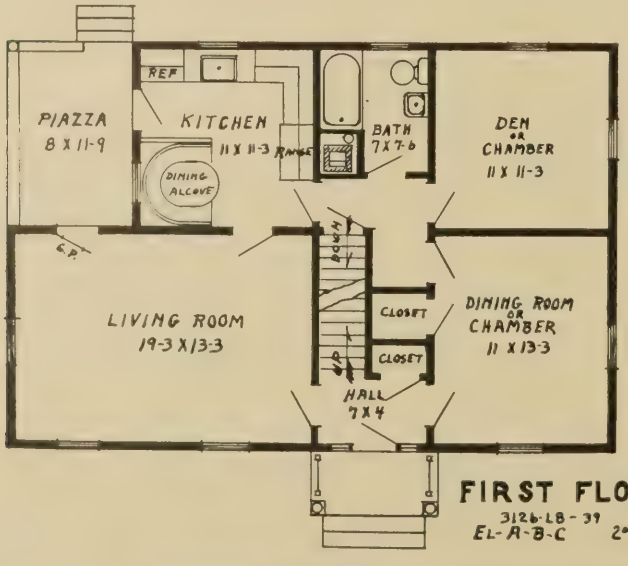
This plan has the same advantages of side door to living room as plan No. 1, and other distinctive features not found in plans No. 1 or No. 3.

Elevation B is interchangeable with floor plans No. 1, 2 and 3. It is made up with a square pitch false cornice at each end with a 5" pitch on what appears to be the dormers, but which is in reality the main roof. This is rather a flat pitch for asphalt shingles and should have a layer of heavy smooth asphalt paper under the shingles.

The Colonial entrance as shown is very impressive on any type house. With an arrangement of halls and closets as shown in plan No. 2, there is no waste space, and it gives many appreciated closets. The bathroom at the head of the stairs, and the side door at the rear of the piazza make a thru hall unnecessary.

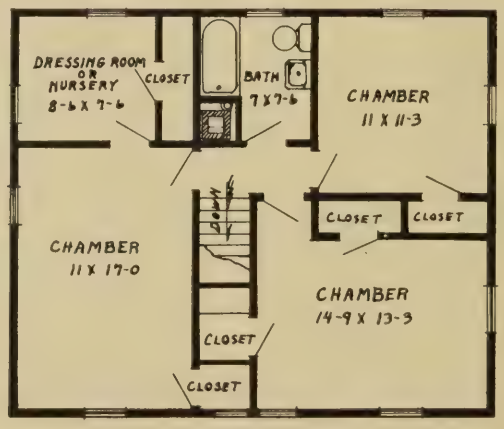
Placing a door at the foot of the stairs would be very appropriate for saving heat if the chambers are not to be kept up to the same temperature as downstairs.

The tub in the bathroom downstairs may be replaced with a modern laundry unit. These post-war units will be designed to be adapted to any such room.



FIRST FLOOR (2)

3126-L8-39
EL-A-B-C 2ND FLOOR 1-2-3



SECOND FLOOR (2)

3126-2 Sr.
EL-A-B-C 1ST FLOOR 1-2-3

THESE PLANS MAY BE USED IN ANY COMBINATION WITH 1, 2 or 3

FRONT ELEVATION ©

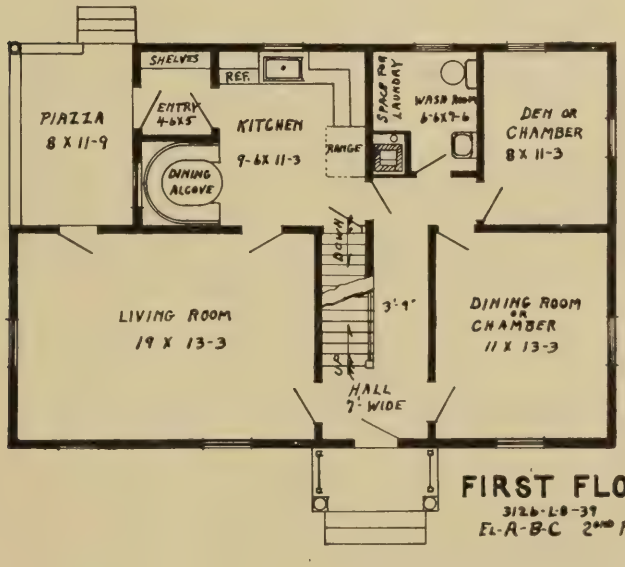
A FINE COLONIAL FOR FLOOR PLANS 1, 2 or 3

Type C elevation is of straight Colonial design, making a fine looking house that will fit any location. This plan has a spacious attic.

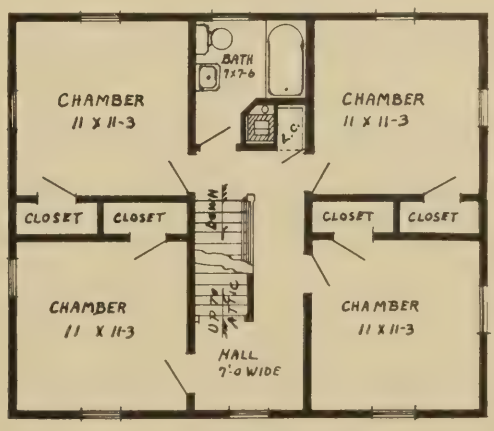
The plain Colonial porch shown really belongs with this type house, but the entrances shown on elevations A and B would be more attractive.

A rear entry with storage shelves, as shown in the first floor plan No. 3, is a fine arrangement, and if desired, a coat closet could be built in place of the shelves.

Although the dining room in plan No. 1, 2 and 3 is placed away from the kitchen, this feature will be welcomed by many housewives, for the average family seldom uses this room. In this series by using the dining room as a chamber living quarters can be furnished on the first floor. For a young couple this would make the original cost of the house and the furnishings less expensive.



FIRST FLOOR ③
3126-L8-39
El-A-B-C 2ND Floor-1-2-3



SECOND FLOOR ③
3126-L8-39
El-A-B-C 1ST Floor 1-2-3

MAY BE USED WITH ELEVATIONS A, B or C

See page 90 for list of available combinations of these plans

FRONT ELEVATION (D)

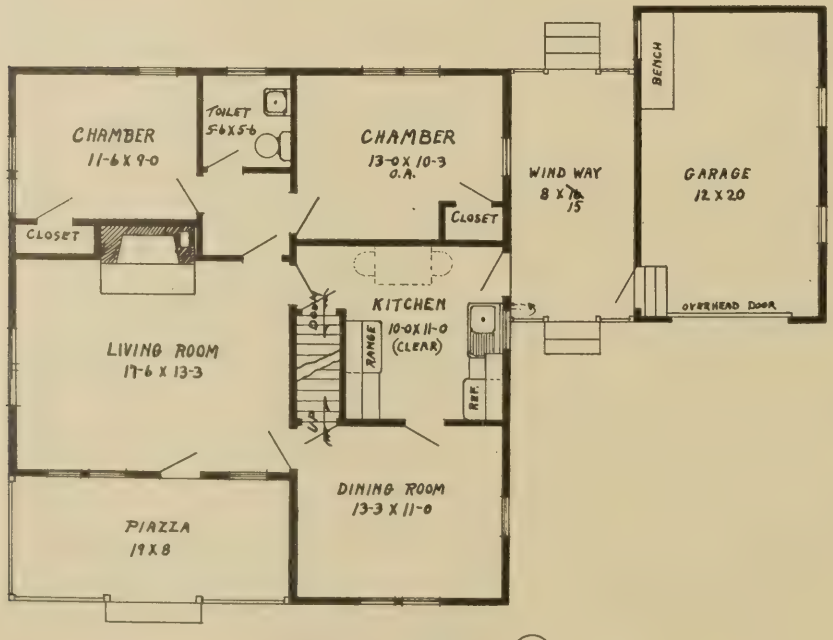
FLOOR PLANS 4, 5 AND 5-A ADAPT TO THIS ELEVATION

Elevation D is adaptable to any location, and this series makes a very livable house. These plans do not show any kitchen flue, but plans can be furnished marked up for a flue if desired.

The fireplace, front piazza, and the windway or summer living room make this an appealing layout. The kitchen in both plans No. 4 and 5 are placed so as to make less steps for the housewife. The first floor can be used as full quarters by placing a bathtub in the toilet room.

The second floor chamber at the left may be improved by using a shed roof dormer about eight feet wide in place of the gable dormer.

These plans make a satisfactory layout for a summer cottage, and with the four chambers, 2 toilet rooms, and porches it will accomodate eight people.



FIRST FLOOR (4)

3226-LWG

EL-D 2ND FLOOR-4

First floor plan 5-A as shown on page 17 used with above elevation makes an ideal house of 5 rooms on 1 floor.

The windway and the garage as shown above are attachable to most plans in this book as separate details are furnished for these.

If details other than those shown on elevations are wanted, see page 96 for instructions.

Roof may be of lower pitch if upstairs is not to be finished.

May be had planned with no basement if desired.

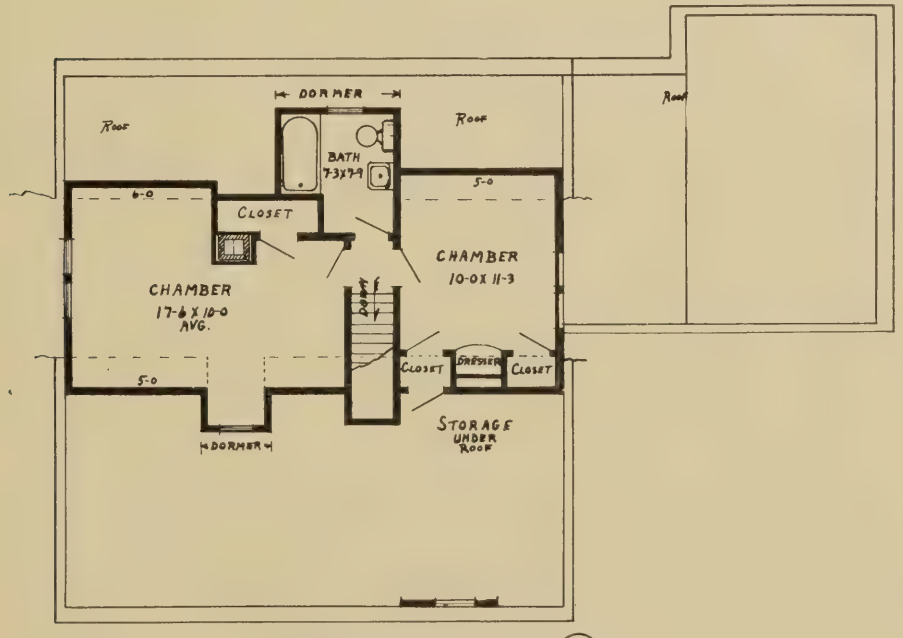
LEFT ELEVATION (D)

ROOF PITCH MAY BE LOWERED IF CHAMBERS UPSTAIRS NOT IMPORTANT

The plans on pages 14 thru 17 are all interchangeable, and they are arranged to give full living quarters on the first floor. If the second floor is not to be used, a full bath may be arranged as in first floor 5-A on page 21. The use of this first floor plan, which has no stairway, eliminates the second floor rooms, but it is complete in itself.

The trellis on this house may be varied and a porch rail added. This can easily be taken care of by your carpenter.

The second floor, as laid out below, gives two fine chambers and lots of closet space. In addition to the storage space shown under the roof, if the type of windway shown on Elevation D is used, there would be fine storage space over the windway and garage, similar to that shown with the second floor plans No. 11 and No. 12, shown on page 29. Thus it gives the family a place for everything, where it belongs.



SECOND FLOOR (4)
3226—L-WG
EL- D 1ST FLOOR- 4-5

The garage, as shown in this and some other plans, is twelve feet in width. This will give ample space for a bench and a possible closet along side will be appreciated by almost anyone who owns a car. Also the use of the garage for storage of garden tools is handy.

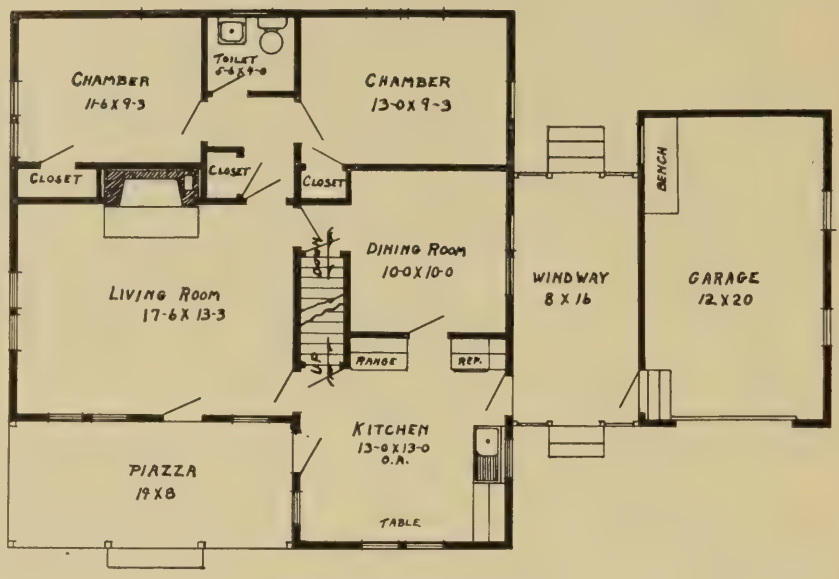
Overhead doors are fast becoming a "must" with many types now on the market. The inclusion of a service door in addition to the overhead doors is a great asset, especially where access may be had from the porch.

USE OF AN ELL AS SHOWN ON NEXT PAGE MAY ELIMINATE UPSTAIRS ROOM

BUILD THE ELL NOW — BALANCE WHEN CONDITIONS WARRANT

Using a windway between the garage and the house goes back to the older types of buildings.

The people that have had the privilege of sitting in one of the old-fashioned wood sheds with the rear door open on a hot summer's day, will sense the comfort of a windway as shown in these plans.



FIRST FLOOR ⑤

3226-WG
EL-D 2ND FLOOR-4

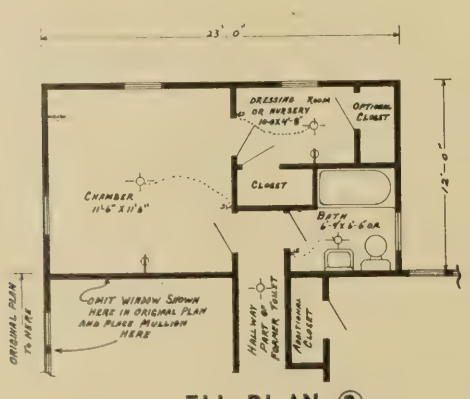
ELEVATIONS D AND D-A FIT THIS FLOOR PLAN

First floor No. 5 is one of the few in the book with the kitchen at the front of the house. This gives the housekeeper the advantage of being where she can see what is going on at all times.

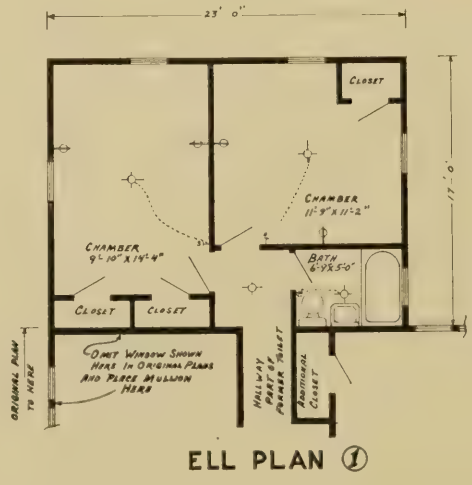
The Ell plans shown below are adaptable to this series, and the addition of either of these is not detrimental to the looks, but they are rather an asset and give fine living quarters with the chambers all accessible from the one hallway.

All of the plans are furnished with full basement plans, unless otherwise specified by purchaser.

With the present tendency towards basementless houses, it must be balanced in the long run with the thought of where to store supplies, preserves, etc. if you have no cellar. The utility room needed for heating and lack of efficiency in heating soon add up to the added cost of installing a full cellar unless ledge or extreme water factors are to be contended with. In the warmer sections of the country where walls and footings do not have to extend for frost, a saving can be had by eliminating the cellar. There is not much saving in the northern parts.

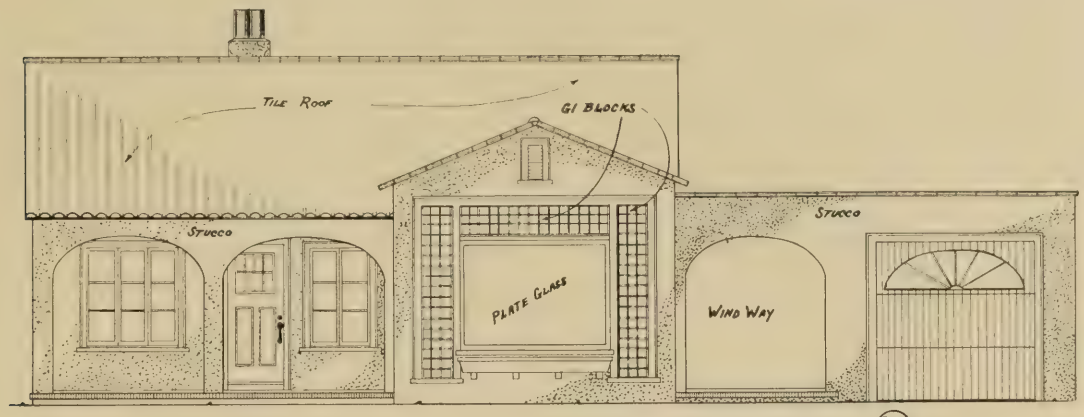


ELL PLAN ②



ELL PLAN ①

THESE ELLS ARE ADAPTABLE TO MANY OF THE PLANS IN BOOK AND MAY BE ADDED LATER IF PLANNED FOR NOW.



FRONT ELEVATION (DA)

FIRST FLOOR PLANS 4, 5 AND 5A GO WITH THIS ELEVATION

Here is a touch of the South with the modernistic trend of a picture window with glass insulating block border, which puts this house in a class by itself.

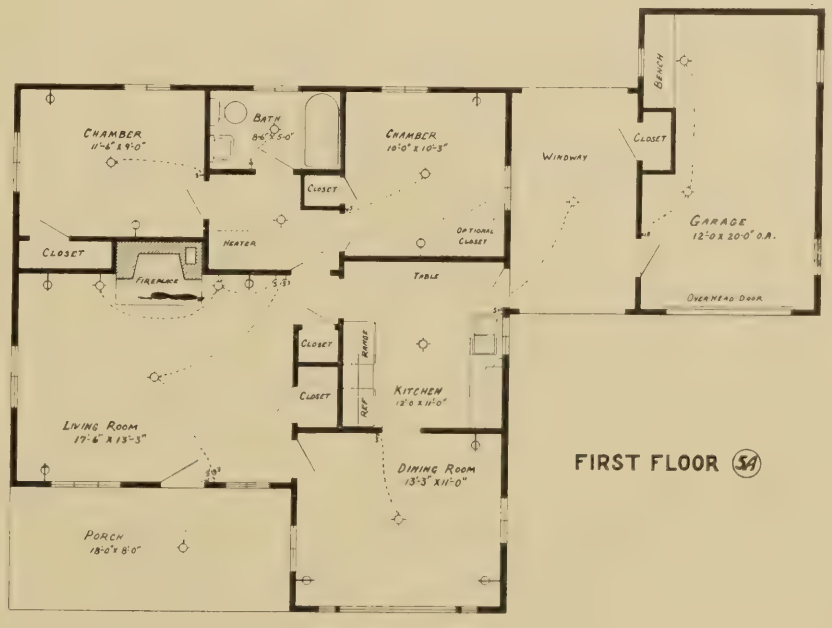
The windway and garage have a flat roof with the parapet extending down the side of the garage, and the roof pitching to the rear.

The first floor plans No. 4 and No. 5 also are adaptable to this elevation if desired. See plan list.

The fireplace may be eliminated, but on a cold rainy day it is the most desirable item in the house.

It must be noted that first floor plan 5-A is a basementless house, and the details with plans show a selection of either concrete slab over hollow tile floor construction, or complete wood construction. Also, concrete slab may be finished direct and covered with linoleum, or a detail is given for sleeper construction with hard wood floor over the concrete.

A VERY COMPLETE HOME—ALL ON ONE FLOOR BASEMENT MAY BE USED WITH STAIRWAY IN PLACE OF CLOSETS NEXT TO KITCHEN OR BULKHEAD



FIRST FLOOR (5A)

See page 90 for list of available combinations of these plans

FRONT ELEVATION (E)

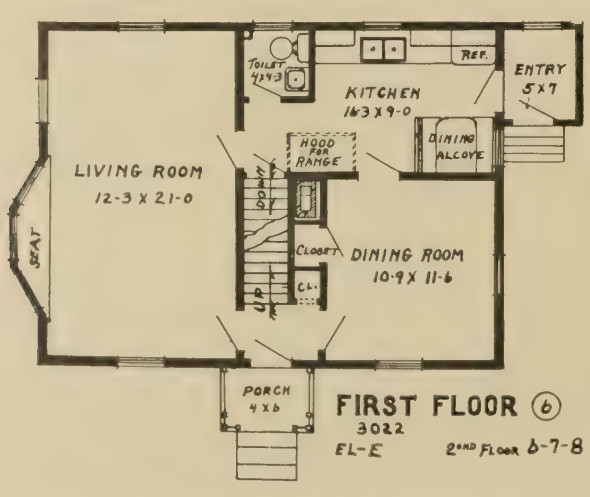
FLOOR PLANS 6, 7 AND 8 GO WITH THIS ELEVATION

A 30 x 22 Colonial that gives the maximum floor space at a minimum cost. This elevation shows a bay window seat at the end of the living room, but it may be placed at the front with excellent results in appearance. If plants are to be kept in the window, be sure and face as near south as possible.

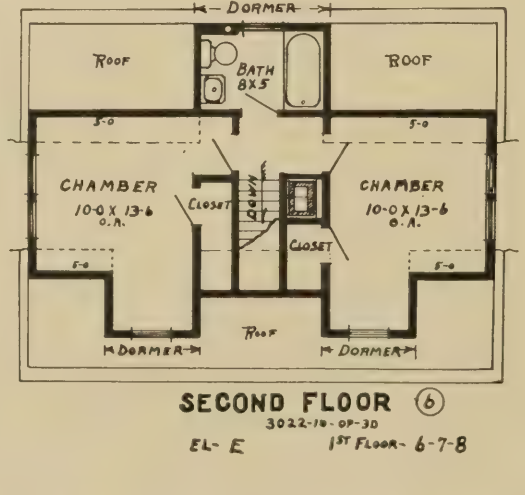
These plans No. 6, 7 and 8 are all interchangeable. See plan list page 90. The elevation shows 2 gable dormers which are used with second floor as shown in plan No. 6 only, second floor plans No. 7 and 8 having a plain roof at front with a nine foot flat dormer on the rear roof.

Plan No. 6 will take any of the combination windway and garage plans as shown on other elevations, details of which may be had separately. See instructions on page 96. A variation of the entrance porch will change the front, and that is one point that prospective home builders should observe as they are looking over houses and plans. This plan is the lowest cost house in the book, but it provides entry halls at both front and rear doors. A large saving in heating is made by this feature.

The siding on outside walls may be varied to suit, the tendency to use white on this type of house has grown on us, but postwar there will be a shift to the pastel shades of all colors, and this will give more individuality, especially with variation of shutters and planting.

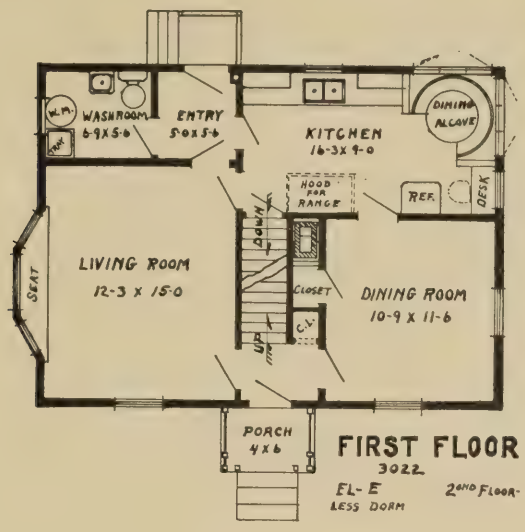


FIRST FLOOR (6)
3022
EL-E 2ND FLOOR 6-7-8

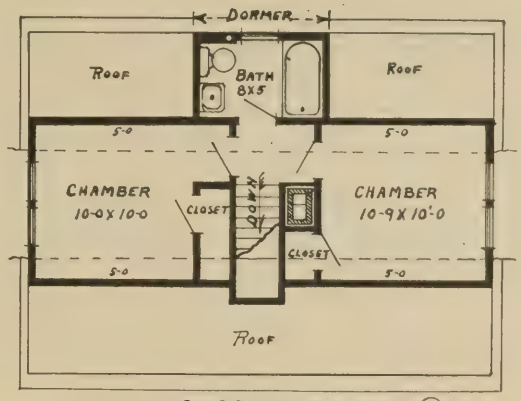


SECOND FLOOR (6)
3022-10-OP-30
EL-E 1ST FLOOR-6-7-8

ONE OF THE ELLS ON PAGE 20 MAY BE FITTED TO THESE PLANS



FIRST FLOOR ⑦
3022
EL-E
LESS DORM
2ND FLOOR 6-7-8



SECOND FLOOR ⑦
3022-10-0P-RD.
EL-E
(LESS DORMERS)
1ST FLOOR 6-7-8

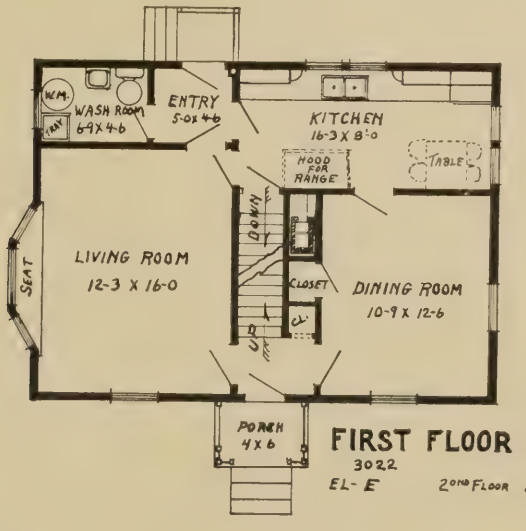
WASH ROOM SPACE MAY BE USED FOR A FULL BATHROOM

Plan No. 6 has the advantage of an extra large living room, but lacks the space for a laundry unit. Plans No. 7 and 8 have ample space for a laundry, and all three have well laid out kitchens. The use of a hood and ventilating fan over the range will be normal practice as the increased cost is soon repaid in upkeep of ceilings and walls. A separate flue in chimney is necessary, and hood should be framed down to six feet from the floor at about the outside lines of the range. Many have been installed extending only part way over stove, but not with the best results. The outside walls of this hood should match the upper kitchen walls, and the inside should curve towards the fan.

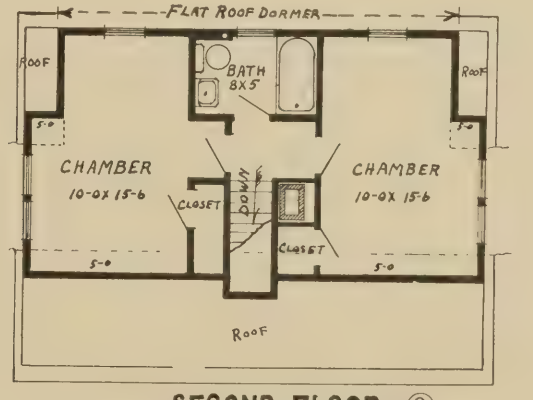
This type of second floor requires insulation in the roof, and for the best appearance the two gable windows should be used on front. The rear dormer as shown in second floor plan No. 8 makes fine rooms.

The use of first floor plan No. 7 with a combination of second floor plans No. 6 and 8, that is with dormers on front and rear, gives an ideal five room house with everything a family should require.

The advantage of access to living room from the rear door is had in first floor plans No. 7 and 8, and this is a point worth considering with the present tendency of visitors to drive into yard and use the rear door.



FIRST FLOOR ⑧
3022
EL-E
2ND FLOOR 6-7-8



SECOND FLOOR ⑧
3022-10-0P-RSRD.
EL-E
(LESS DORMERS)
1ST FLOOR-6-7-8

A VERY COMPLETE SMALL UNIT

SEE COTTAGE PLANS STARTING PAGE 76

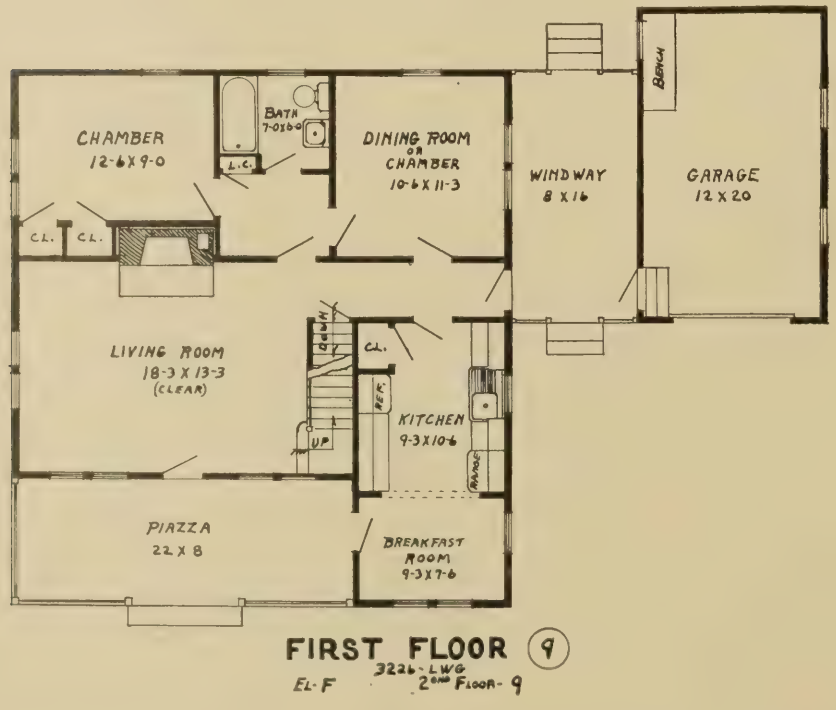
FRONT ELEVATION (F)

TAKES FLOOR PLANS 9, 10, 10A AND 10B

For convenience and comfort this plan is a leader. From the side entry giving entrance to kitchen or living room from the side door, to the double closets in the chamber, it is laid out to minimize steps for the housewife and to give room and comfort for a fair sized family.

The elimination of the tub in the first floor bath, and installation of a modern laundry unit would bring this plan to our idea of perfection. It is shown with tub to care for families who wish to use upstairs only for spare rooms or wish first floor only at present.

This layout will give many pleasant nights of winter comfort by the fireplace, and it can be easily heated with a one pipe furnace. The position of the dining room in first floor plan No 9 lends to ease in closing off this room when not in use or using it for a chamber.



FIRST FLOOR (9)

EL-F 3226-LWG 2ND FLOOR-9

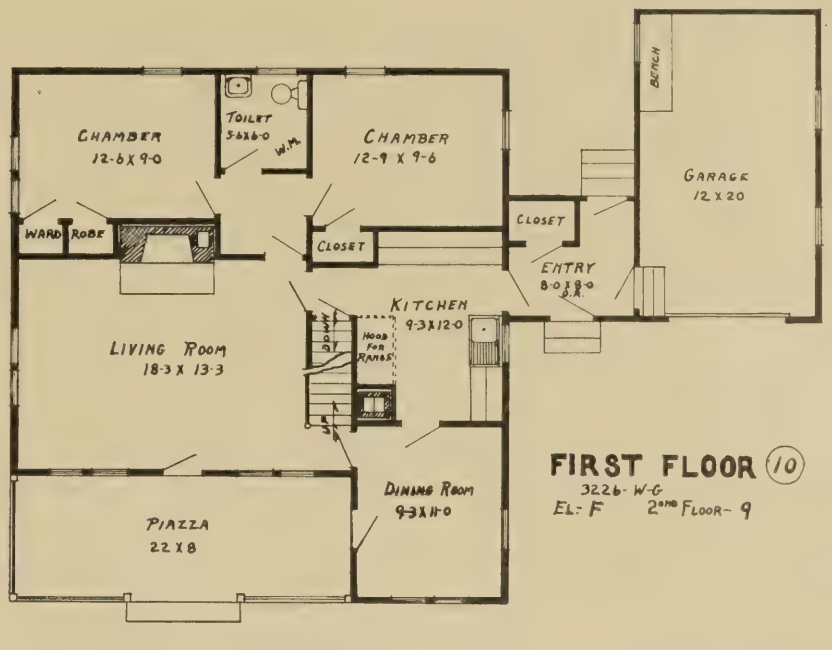
NO. 9 FIRST FLOOR TAKES F, FA OR FB ELEVATIONS

The plans on pages 24 thru 27 are interchangeable in combinations as shown in the plan list, and also the Ell shown on page 27 may be added to any of the first floor plans.

Note the accessability of front piazza from the kitchen and living room. With screens on piazza this becomes the most enjoyable part of the house in summer as luncheons may be served. There is plenty of room for a table and chairs near the breakfast room, and considerable space for summer furniture at the other end.

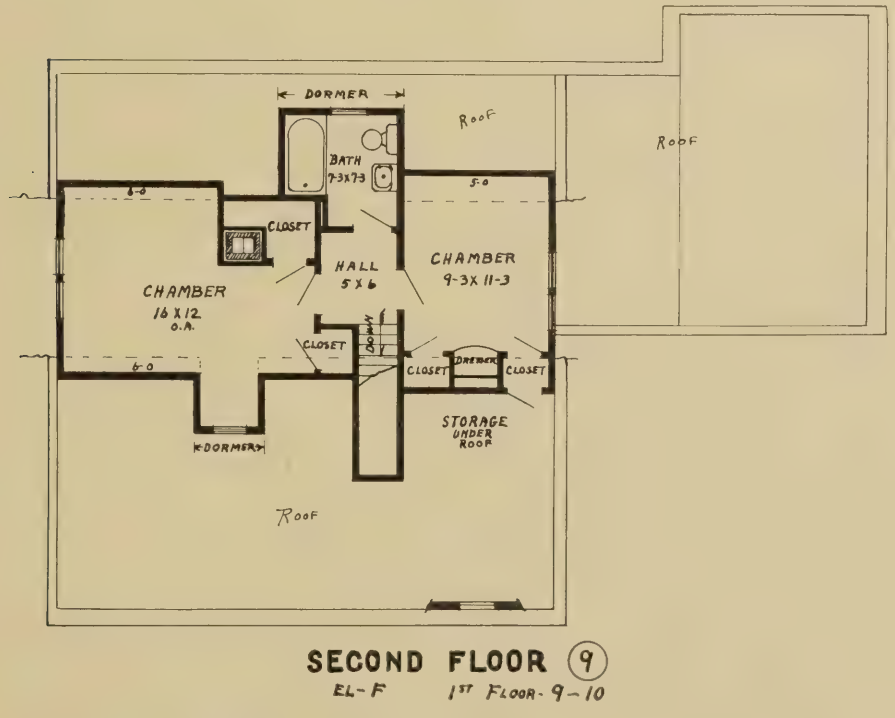
This No. 10 first floor plan at right has the advantage of having a well planned rear entry with closet that is very handy, but it lacks the windway and cross hall to the living room that plan No. 9 has.

The kitchen is much more compact and thus requires the use of the dining room for all meals.



Treatment of siding and landscaping can alter any house to fit in any location. This can be emphasized as to this elevation. It can be furnished with stained wood shingles and set amongst any type of house, and with proper planting it will look the part of sophistication. With bevel siding painted white or ivory, it will line up with modern structures.

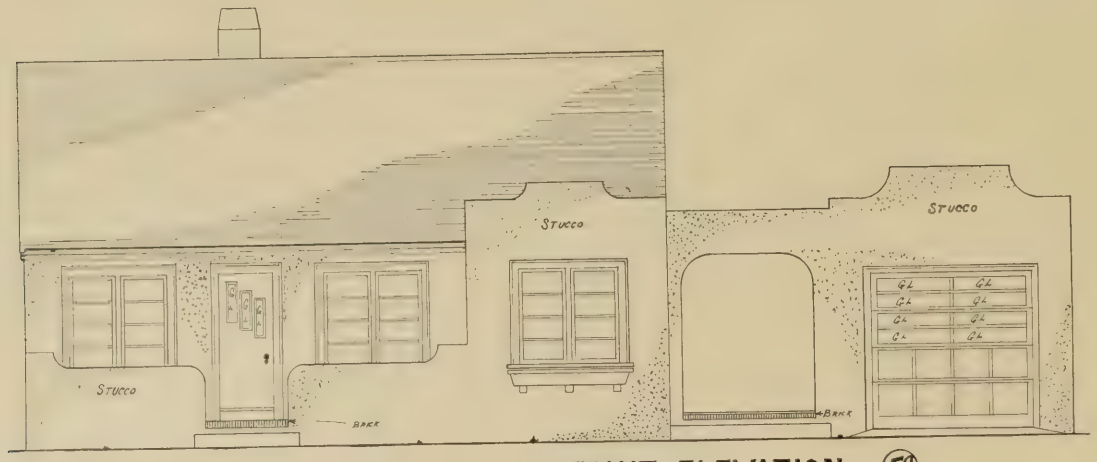
Note the roof of windway with cross gable and garage with a front gable. This construction gives better light to end windows on second floor, and it does away with dripping eaves over garage doors. This type of windway and garage is easily adapted to the rear of any plan having a door in the rear wall of house. It makes a fine corner lot house.



By extending the rear dormer over the chamber on the right side of second floor plan No. 9, with a flat or shed roof with false cornice down end of building, a square ceiling room 9' 3" x 15' can be obtained. The cost is slight, and it gives cross ventilation and light to the room.

THESE PLANS ARE INTERCHANGEABLE WITH 9 THRU 10-B

See page 90 for list of available combinations of these plans



FRONT ELEVATION (FA)

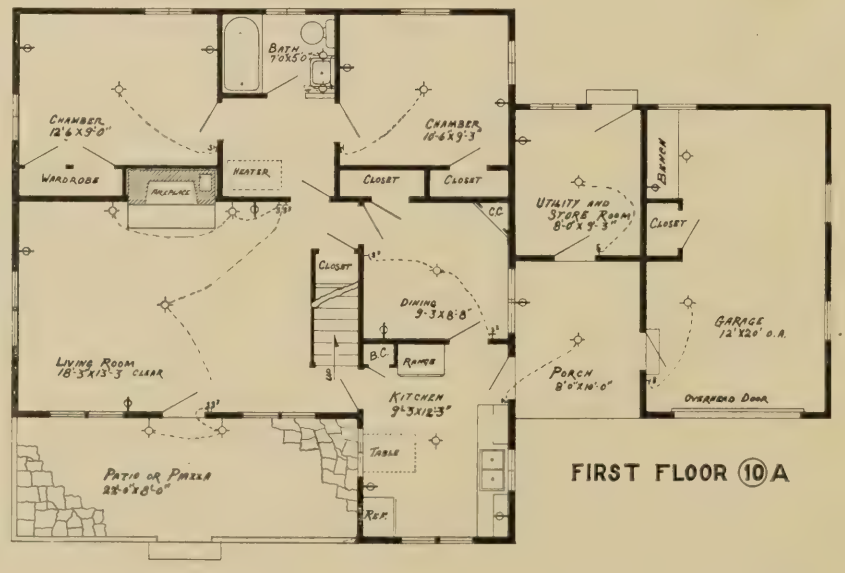
FIRST FLOOR PLANS 9, 10, 10A AND 10B ARE FITTED TO ABOVE ELEVATION

Elevation F-A has the modern trend, and it is very acceptable to those wishing this type exterior, and a very comfortable interior. This F-A house may have two lower chambers with the use of first floor plans No. 9, 10, or 10-A. If these rooms are really required, we would recommend an Ell at the rear, similar to that shown on the next page, as more comfortable and accessible.

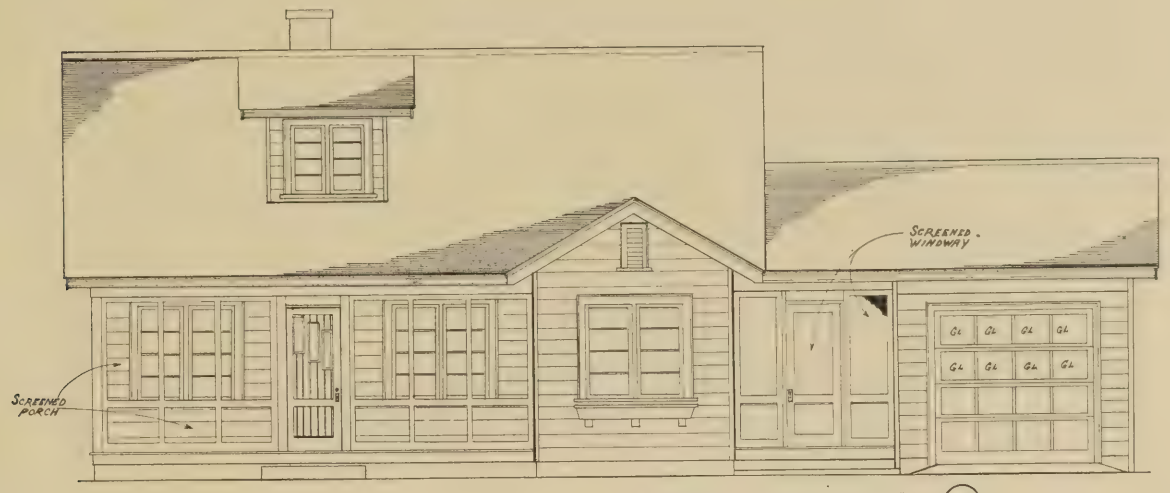
The utility room as shown in 10-A and 10-B is a fine addition to any house, and if these plans are used where the front piazza or porch would be the summer living room, this space could easily be spared.

On most of these plans not showing a kitchen flue or chimney we can sketch in one if requested to, and if not possible will return payment if ordered that way. Make a note on your order blank.

ANOTHER FRONT KITCHEN IS SHOWN HERE. MAY HAVE KITCHEN FLUE IF REQUESTED.

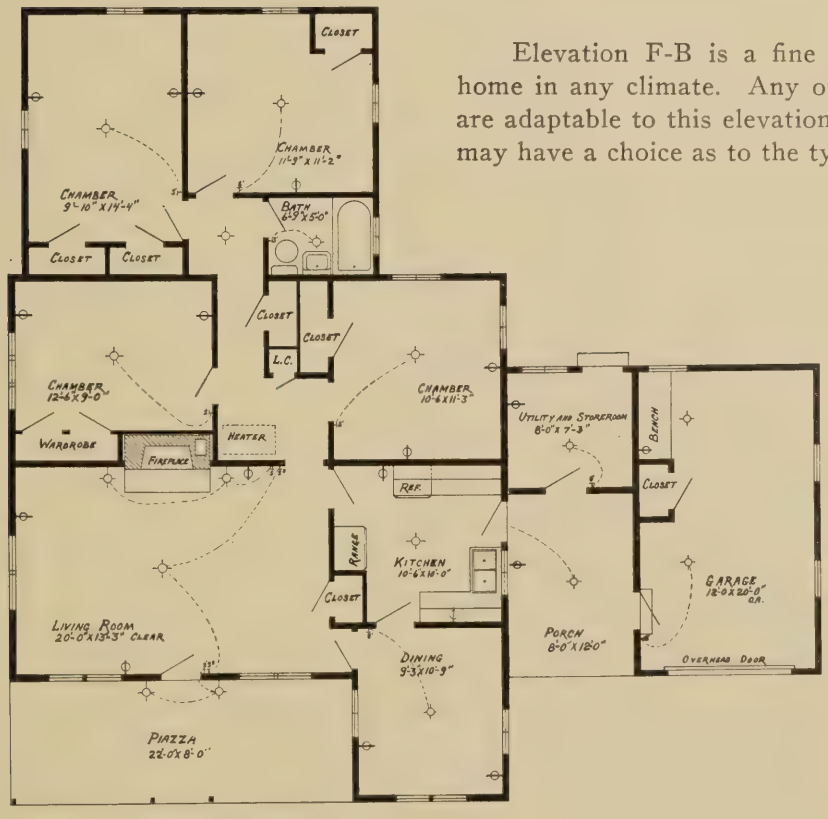


FIRST FLOOR (10)A



FRONT ELEVATION (FB)

A FINE ELEVATION FOR 9, 10, 10A OR 10B FIRST FLOORS



FIRST FLOOR 10B

Elevation F-B is a fine variation, and it makes a comfortable home in any climate. Any of the plans shown on pages 24 thru 27 are adaptable to this elevation, and of course, any of these elevations may have a choice as to the type of siding or exterior wall treatment.

If you desire to build without a basement, remember that we will furnish detail sheets for this type of construction with any set of plans if requested with your order.

This Ell as shown on 10-B is adapted to many of the plans, and if requested, we will send a plan of this Ell within the other set of plans without extra charge. If plan 10-B is used without the Ell, it will be necessary to plan the bathroom the same as the one on 10-A.

ABOVE PLAN 10B IS A VERY COMPLETE UNIT WITH 4 CHAMBERS

FRONT ELEVATION (G)

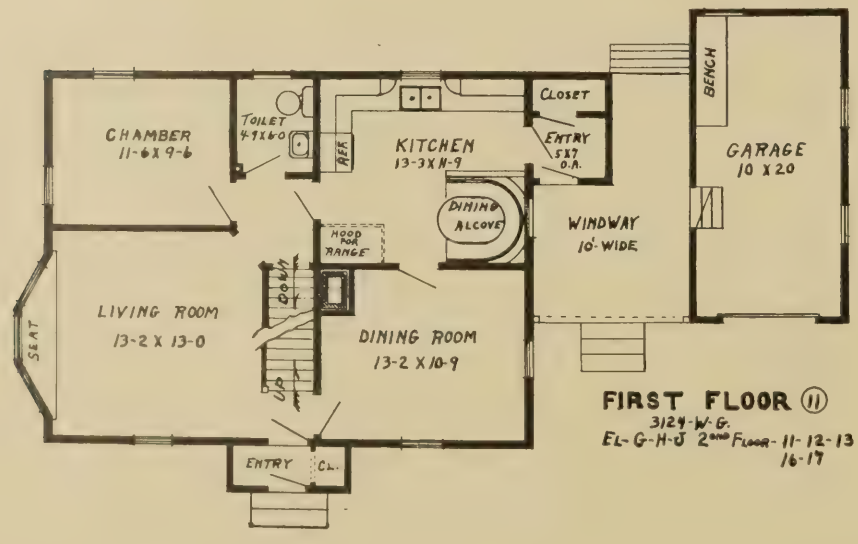
SEE PLAN LIST FOR LARGE NUMBER OF FIRST FLOORS ADAPTABLE

Developed essentially for diversity, the next 8 pages show the 31 x 24 house to the best advantage. These plans were built during the war mostly 30′ 10″ x 23′ 8″, and this was the most used size under FHA in the northeastern section of the country. It has been found that by varying the interior layout and exterior trim and landscaping, that this size and type of house will suit a high percentage of people. This is an economical size and shape of building.

This first elevation G shows it with a windway and garage which may be adapted to any of the plans in this book that have an end entrance door. Any of these plans may be reversed by your contractor if necessary. See instructions at front of book.

This type of house may be placed along side of any other type and suit the environment, or may be built in groups, and by various exterior changes in landscaping will retain its individuality.

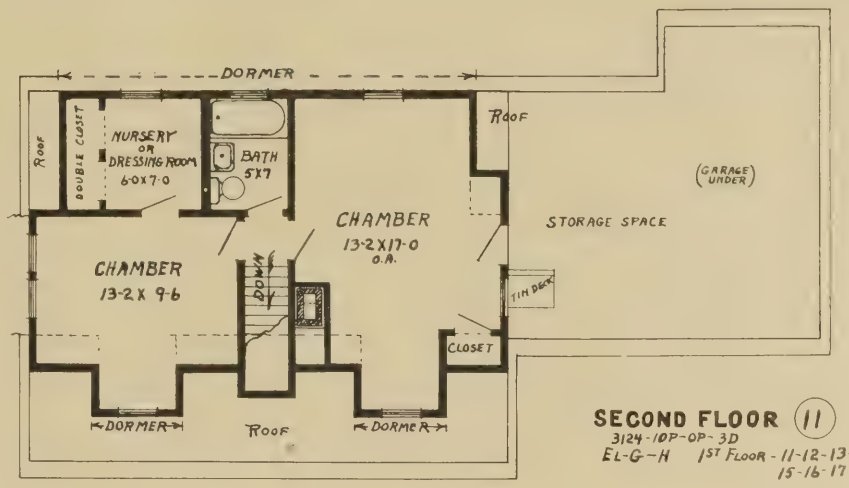
On most of these plans an ell may be attached at rear of house similar to the one shown on page 20 by using a toilet room on first floor as a hallway for excess.



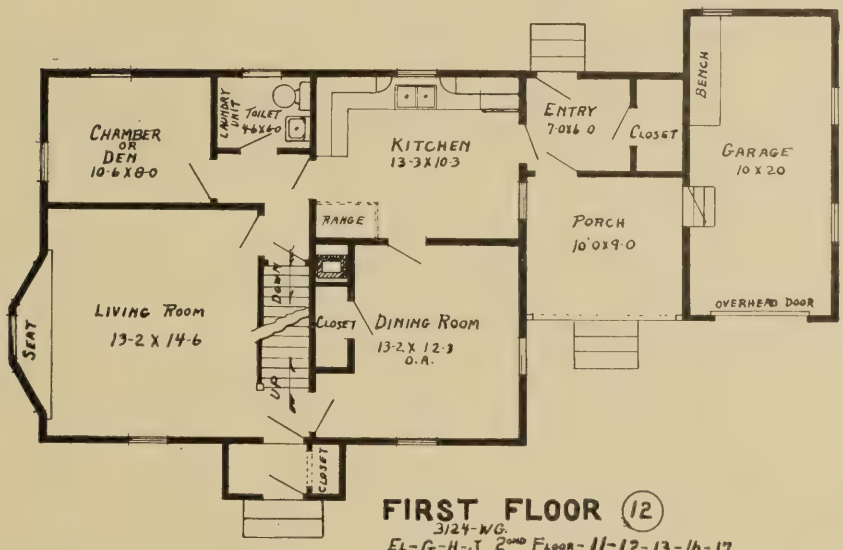
FIRST FLOOR (11)
3129-W-G.
EL-G-H-J 2nd FLOOR-11-12-13
16-17

Plan No. 11 shows the ideal kitchen with plenty of storage space and ventilating hood over range. The dining alcove may be replaced with a large sized breakfast set if wished. Comfortable summer living may be had with windway as it is shown. Access to garage and rear yard make this the center of summer activity.

This second floor plan gives ideal chambers with an abundance of light and ventilation. Dressing room arrangement is equal to that found in houses of twice the cost. When used with some of the first floor plans there is a slight change in hall and bath layout owing to the chimney, for which special plans are provided.



SECOND FLOOR (11)
3124-10P-0P-3D
EL-G-H 1ST FLOOR - 11-12-13-14 15-16-17-18

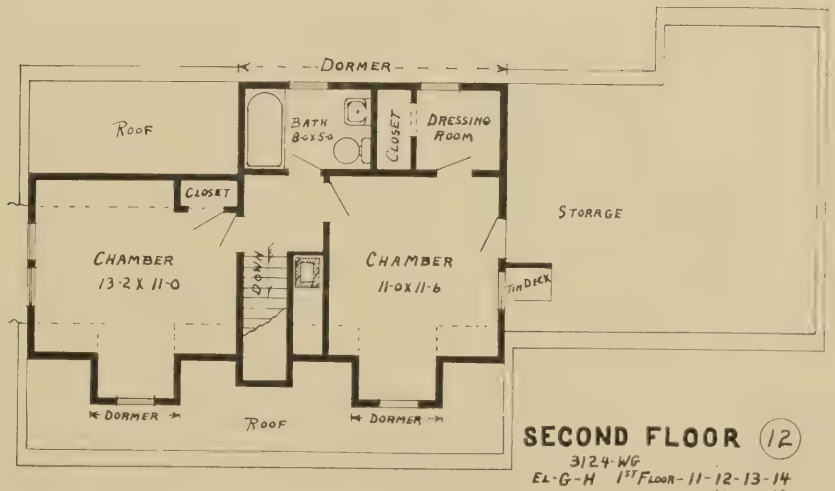


FIRST FLOOR (12)
3124-WG
EL-G-H-J 2ND FLOOR - 11-12-13-16-17

This is planned for entire living quarters on first floor if wished. The toilet and laundry though small allows for postwar laundry unit. A fine rear entry with large closet is one of the assets of this plan. Closets in dining room and front entry also add to the convenient features of this house. The window seat as shown on these plans may be used on any of the plans in this book. See page 96.

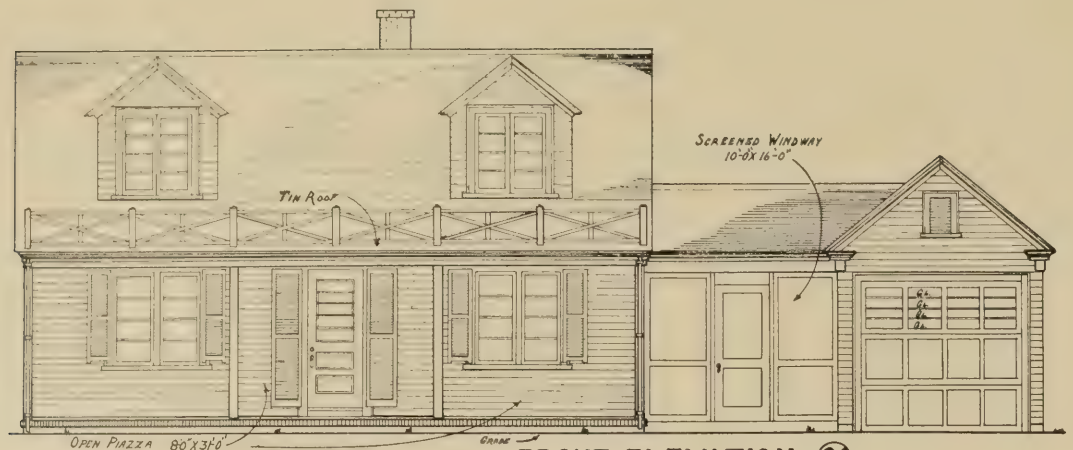
This plan gives two good chambers and also plenty of closet room. A closet may be finished in storage space over windway.

The front dormers add to the comfort of the chambers by giving cross ventilation and light. Closet in left chamber may be placed next to the stairway, allowing for twin beds on the rear wall.



SECOND FLOOR (12)
3124-WG
EL-G-H 1ST FLOOR - 11-12-13-14 15-16-17-18

See page 90 for list of available combinations of these plans



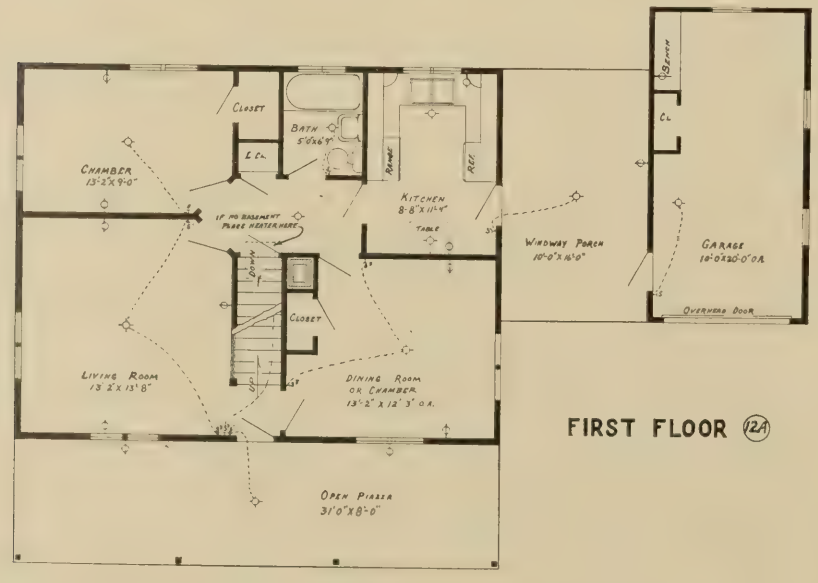
FRONT ELEVATION (GA)

AN EXCEPTIONAL LIST OF FLOOR PLANS FIT THESE ELEVATIONS

Type G-A as shown above is typical of the Carolinas and Virginia, especially the rail on the piazza roof and the shutter layout. It will fit anywhere, and the upkeep is very low. The porch as shown may be varied, and as you can see from floor plan 12-A below, this porch forms a valuable part of the home when the weather is good, and the partially protected windway offers outdoor living space even when the weather is not so favorable. This 12-A layout is in reality about as complete as any in the book for use as a four-room house, especially the layout of closets and kitchen cabinets.

The modernistic windows may be replaced with conventional design if desired.

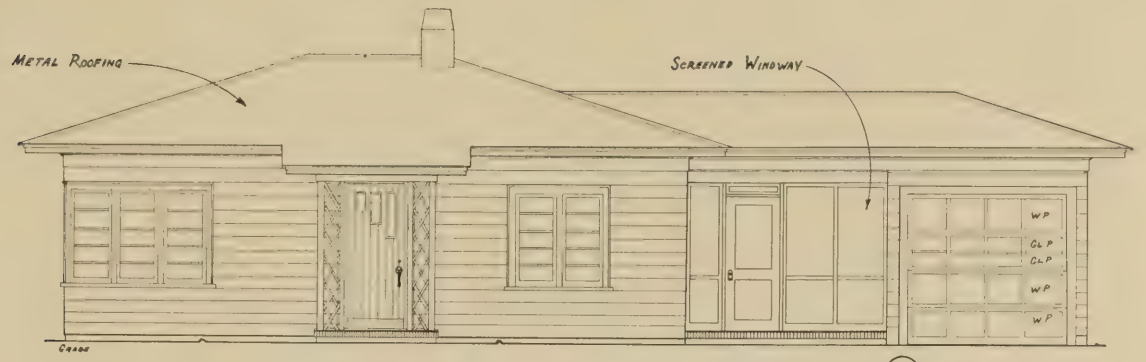
Every room is accessible from the small center hall, which may also be used as a heater room if this house is built without a basement.



FIRST FLOOR (12A)

THIS PLAN MAKES VERY COMPLETE LIVING QUARTERS ON ONE FLOOR OR TAKES SECOND FLOOR AS LISTED BELOW

USE SECOND FLOOR PLANS NO. 11, 12 OR 13

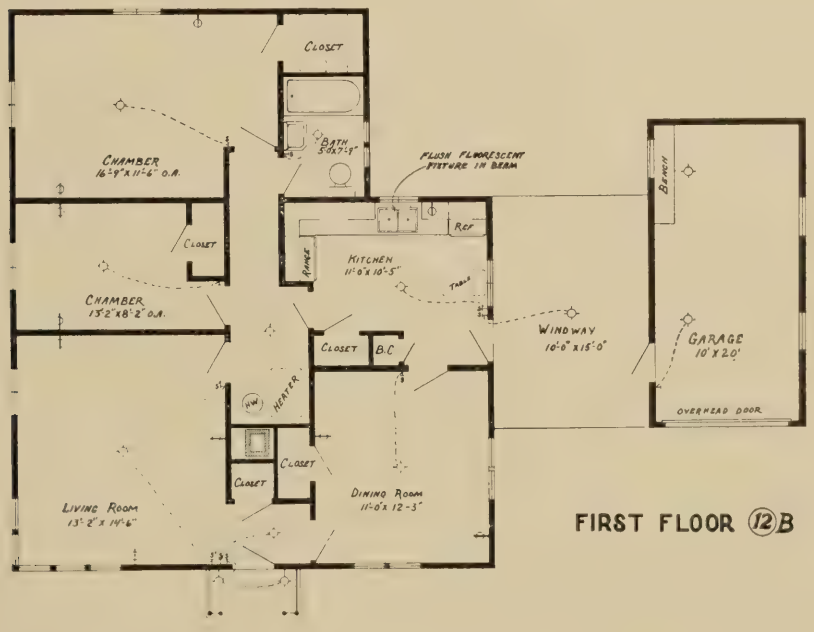


FRONT ELEVATION (GB)

SEE PLAN LIST FOR COMPLETE UNDERSTANDING OF COMBINATIONS

As may be seen from the plan list, this series G is completely planned out in a good many ways by using the various plans as shown on pages 28 thru 35. Of course, with this type of an elevation one expects to find chambers on the second floor, and in the event that the second floor chambers are not desirable, one can still hang to this type of elevation and use a first floor similar to 12-B on page 31, which is designed to have no basement or upstairs rooms. In that advent the dormers would merely serve the purpose of ventilation and adding to the appearance of the house and could be made a little smaller than the plans show and still stick to the theme of the design.

Be sure and follow the plan list in ordering these plans, as these combinations are all logical and assure you of ample closets and bath facilities.

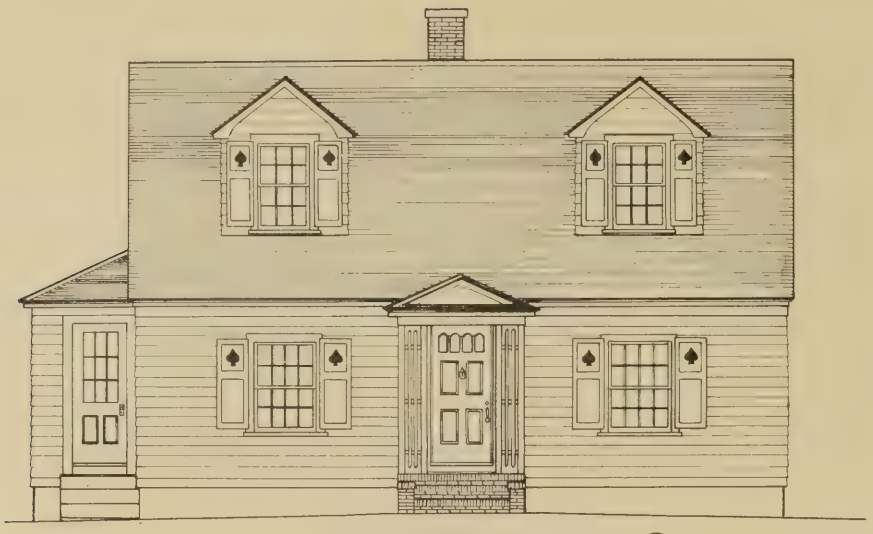


FIRST FLOOR (12B)

ANY OF THESE PLANS FURNISHED WITH DETAILS FOR BUILDING WITH NO BASEMENT IF SO ORDERED MAKE A NOTE ON YOUR ORDER BLANK.

SECOND FLOOR PLANS 11, 12, 13

FOR ADDITIONAL ELLS TO FIT ABOVE SEE PAGE 20



FRONT ELEVATION (H)

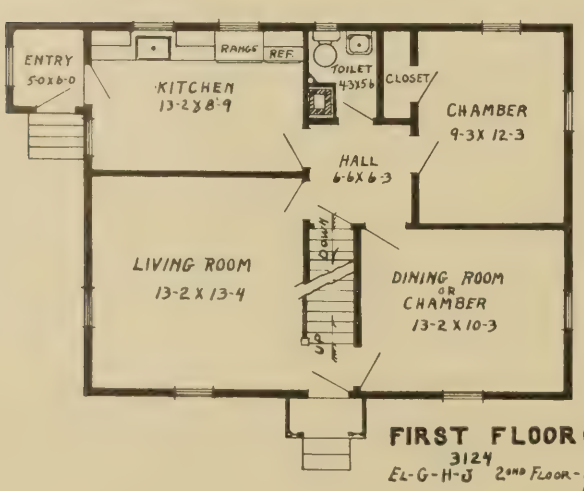
VERY ECONOMICAL TO BUILD—EASY TO KEEP UP

Be sure and analyze plans No. 11 thru No. 18 and elevations G, H, and J. You will find some little twist to a plan; an odd closet, a wall space arrangement, or some minor feature which will concentrate you on a particular first floor plan. Then choose a second floor plan which is numbered with it. We have plans on file for combinations as shown, and there are about 50 combinations involved on this type of house.

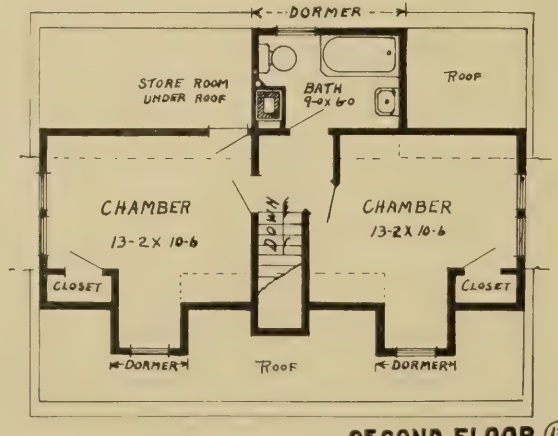
The elevation as shown above is plain and simple, but your carpenter and painter, combined with the way that you landscape and plant, will make this one of the best looking houses on the street.

Many of this type of house have been built with a garage in the basement, which makes an economical layout if the house is on a slight hill. The driveway should be graded to carry water away from the door way, as a catch basin at the doorway causes considerable trouble by freezing in the winter.

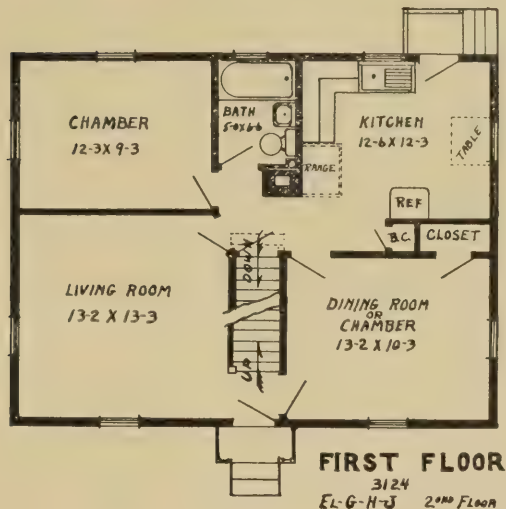
Visualize one of these colonial type houses set into that dream picture of your future home.



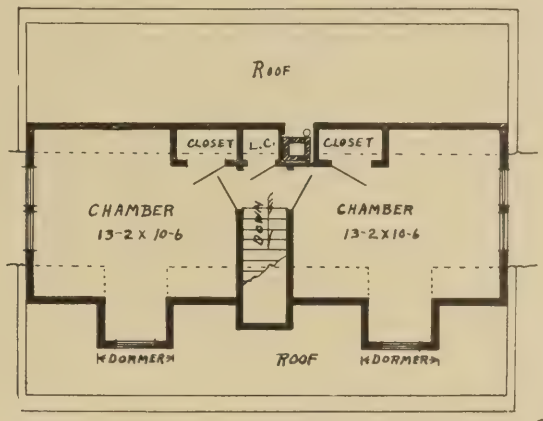
FIRST FLOOR (13)
3124
EL-G-H-J 2ND FLOOR-11-12-13
16-17



SECOND FLOOR (13)
3124 3D
EL-G-H 1ST FLOOR 11-12-13-14
15-16-17-18



FIRST FLOOR (14)
3124
EL-G-H-J 2ND FLOOR 11-12-13-14
15-16-17-18



SECOND FLOOR (14)
3124-100P-2D
EL-G-H 1ST FLOOR-14-15-18

First floor plan No. 13 has a fine kitchen and all rooms are accessible from the rear hall.

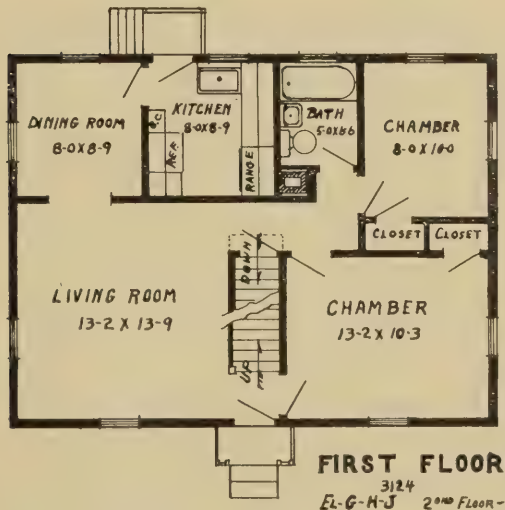
The store room under the roof on the second floor No. 13 is a feature that may be built into most any of these homes, allowing for storage of large boxes, bags, etc.

One of the features of first floor plan No. 15 is the fact that a two bedroom living quarters complete is furnished on the first floor. This has been a very popular plan.

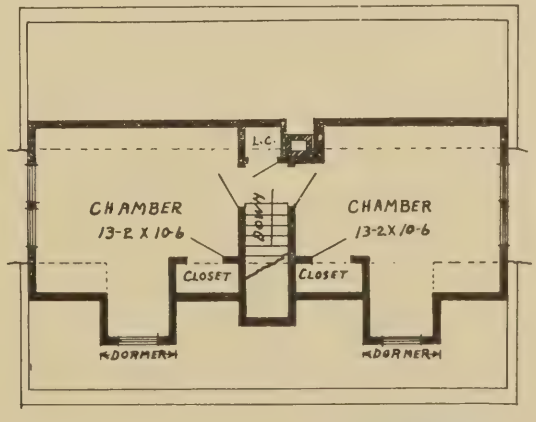
Using first floor plan No. 14 and No. 15, the upstairs need not be finished for a small family, and we advise a door at the foot of the stairs in this case.

First floor plan No. 14 and No. 15 can be placed on a corner lot to good advantage with a windway and garage at the rear. This will make a fine set of buildings.

The outside walls and roofs of these houses should be insulated in some manner, and we suggest that you talk with your building supply dealer on this matter.



FIRST FLOOR (15)
3124
EL-G-H-J 2ND FLOOR-11-12-13-14
15-16-17-18



SECOND FLOOR (15)
3124 10-0P-2D
EL-G-H 1ST FLOOR-14-15-18

See page 90 for list of available combinations of these plans

FRONT ELEVATION (J)

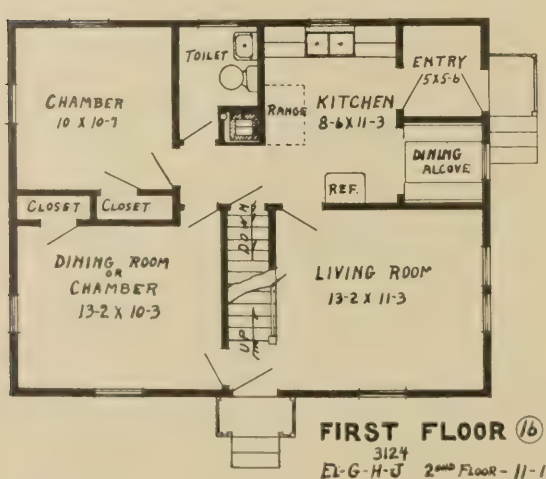
TAKES MANY DIFFERENT FLOOR PLANS—SEE PLAN LIST

This elevation above is practical if one is not too particular about chambers on the second floor. Dotted lines on all these plans note that the ceiling slants to that point with the wall at the side of the room 5 feet high. If this effect on the front of the house is desired, but good chambers on the second floor a must, then the construction of a so-called shed roof dormer across the entire rear as on second floor plan No. 11 will give fine chambers but retain the straight roof on the front.

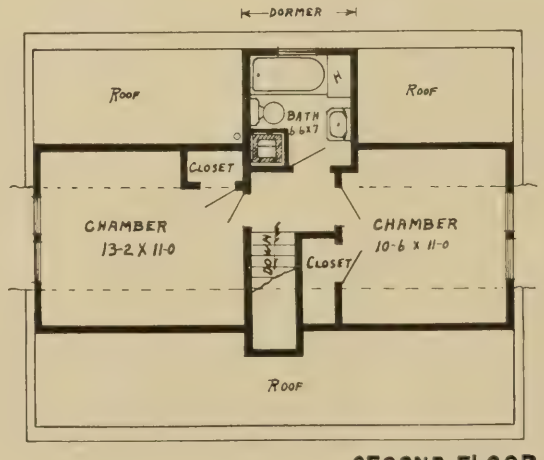
The use of a small bay window properly placed or a porch at the end of the house will add in appearance and value far exceeding its cost.

In first floor plan No. 16 and 18 the fact that the kitchen and the living room are adjoining is a big feature for ease of living. The use of a dining alcove is very acceptable to most people, although a breakfast set may be used in the same space.

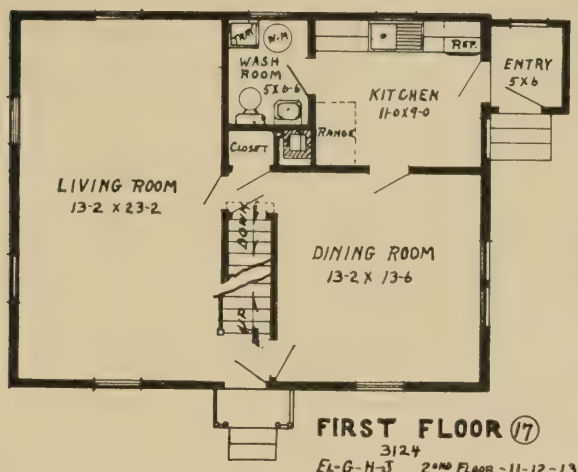
Although we show only an open porch at the rear door on some of these plans, we advise a rear entry at least 5 x 7 on any house to give protection in cold weather and to allow some storage space.



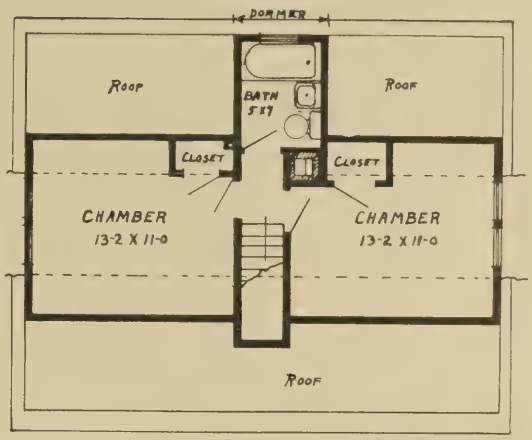
FIRST FLOOR (16)
3124
El-G-H-J 2nd Floor-11-12-13 16-17



SECOND FLOOR (16)
3124-10P-0P-1D
El- J 1st Floor-11-12-13-14 15-16-17-18



FIRST FLOOR (17)
3124
EL-G-H-J 2ND FLOOR - 11-12-13 16-17

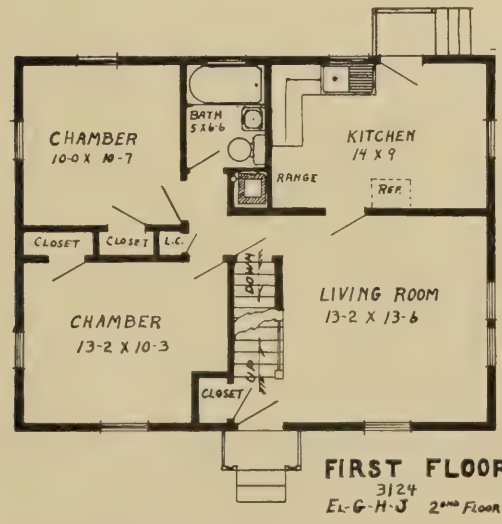


SECOND FLOOR (17)
3124-100P-1D
EL-J 1ST FLOOR - 11-12-13-14 15-16-17-18

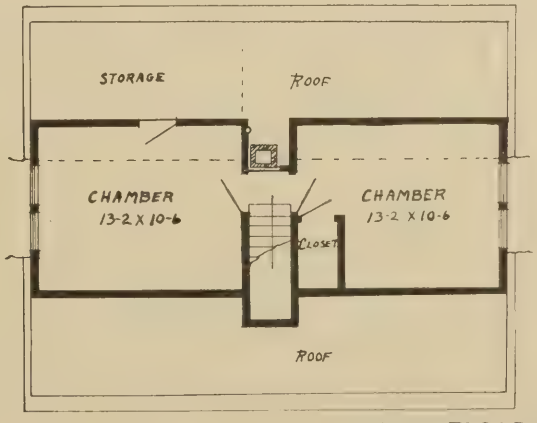
On practically all of our plans we have taken care to place the chimney in a position to provide for an oil burning kitchen range. This is done as we find that a vast majority of the people in uncertain times are content to operate oil burners in the kitchen, thereby providing heat for a group of rooms in the most economical way, using the main heating plant only in the coldest part of the season.

The present trend towards ventilating fans and hoods over ranges pays good dividends in cleaner walls and ceilings throughout the house, and a cooler kitchen in hot weather. It has become almost a "must" in the modern home. If wanted, be sure that the chimney has a separate flue for ventilation.

Your house should face the right way on the lot to have the sun in the kitchen in the morning and in the living room in the afternoon if possible. In many cases, the plans must be reversed to suit the lot, and in such cases your contractor can easily build in the reverse of the plan.

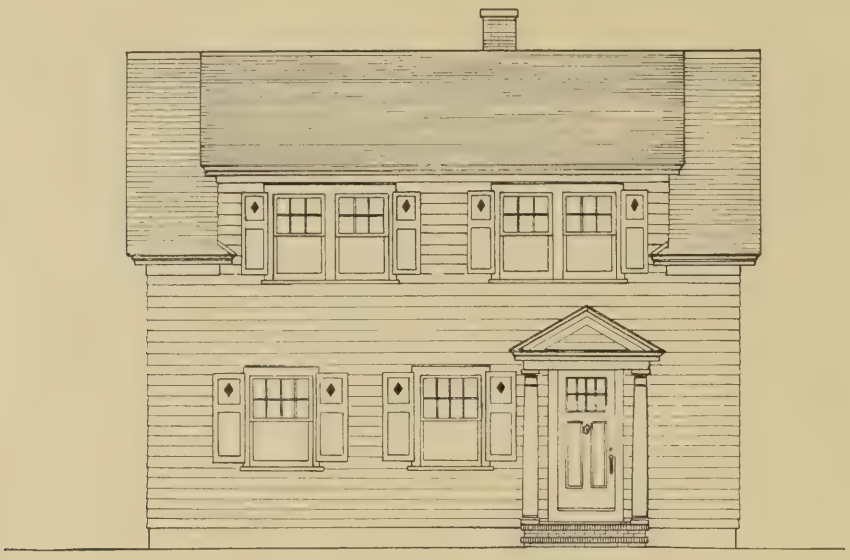


FIRST FLOOR (18)
3124
EL-G-H-J 2ND FLOOR - 11-12-13-14 15-16-17-18



SECOND FLOOR (18)
3124-100P
EL-J 1ST FLOOR - 14-15-18

See page 90 for list of available combinations of these plans



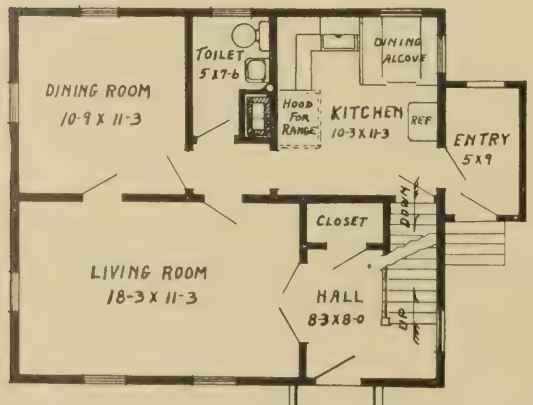
FRONT ELEVATION (K)

The 28 x 24 house has always been a popular size. We show it here in a story and a half type which gives a maximum of floor space for the cubic feet of building involved. This type has been very successfully built in many variations. It represents the bungalow type by extending a wide porch across the front. Many have used bevel siding on the first story and stained shingles on the second story which gives a pleasing affect.

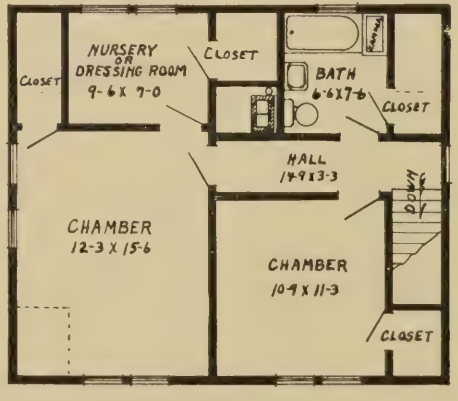
Any of the floor plans shown on pages 36 and 37 may be interchanged. The one at the bottom of this page is supplied with closet space, and it has a fine kitchen arrangement. The dressing room arrangement on the second floor is an added asset to any house. The left chamber may be carried through without the partition, making the master room 12′ 3″ x 23′ 6″ with a slight jog of roof in two corners.

This size house with windway and garage added looks similar to elevation S on page 52. It may be built full two stories and then will appear as elevation R on page 50 in which case the rooms on the second floor will be all square ceilings where jogs are shown on second floor plans.

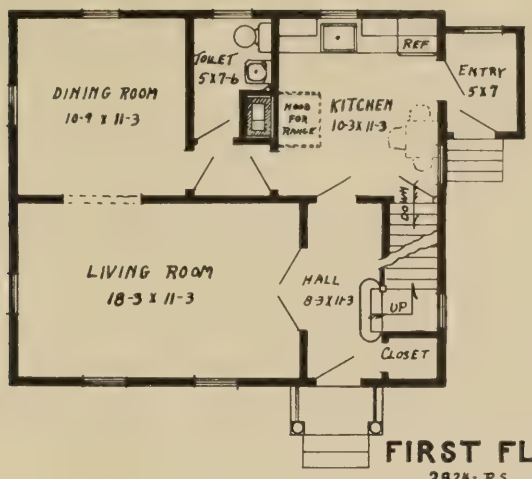
If wanted full two stories order as elevation R with floor plans as numbered on these two pages.



FIRST FLOOR (19)
2824-R.S.
EL-K 2ND FLOOR-19-20-21

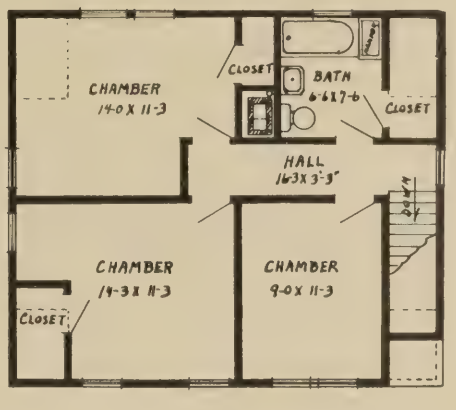


SECOND FLOOR (19)
2824-R.S.1½
EL-K 1ST FLOOR-19-20-21



FIRST FLOOR (20)

2824 - R.S.
EL-K 2ND FLOOR - 19-20-21



SECOND FLOOR (20)

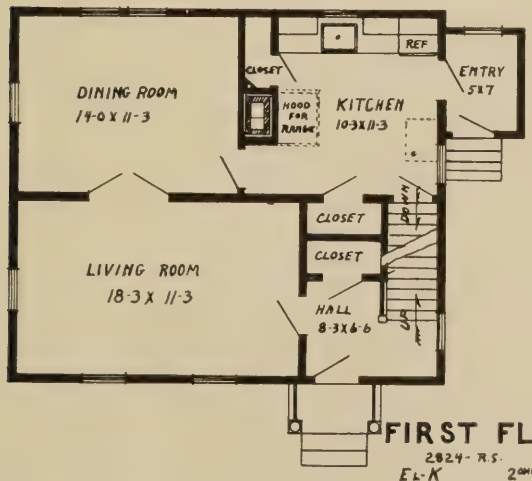
2824 - 1½ - R.S.
EL-K 1ST FLOOR - 19-20-21

First floor above shows the through hall to the kitchen which saves a lot of traffic through the living room in comparison with the others. In using this space for a hall the lack of closet space is to be noted, but the arrangement of closet space in the plan below is making the most use of space. In either plan on this page the addition of a door to the living room from the kitchen or rear hall would lend to ease of living and heating conditions.

These plans all take a windway porch and garage to the best of advantage, and by replanning the kitchen cabinets, this windway and garage could be put on the rear of the house with the rear door in the rear wall of the kitchen.

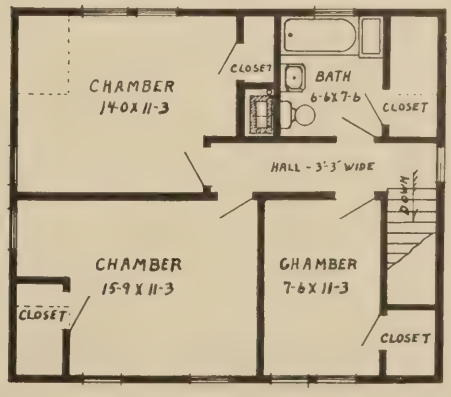
The fact that the roof has a jog at the dormer line has been pretty well covered in this series, so that it does not show except in one chamber on each plan. All plans have a fine lot of closet space, and with the front halls as shown, there is a minimum of heat loss by the front door in the winter.

The main factor in planning a livable home as you want it is to choose your first floor plan or lay out one first. Then a second floor plan to fit it must be chosen. At that time one must begin to make up his mind if he wants a low Colonial appearance, a story and a half design, a gable front pattern, or a full 2 story house. Don't waste time on exterior designs until you have at least decided on your requirements on the first floor.



FIRST FLOOR (21)

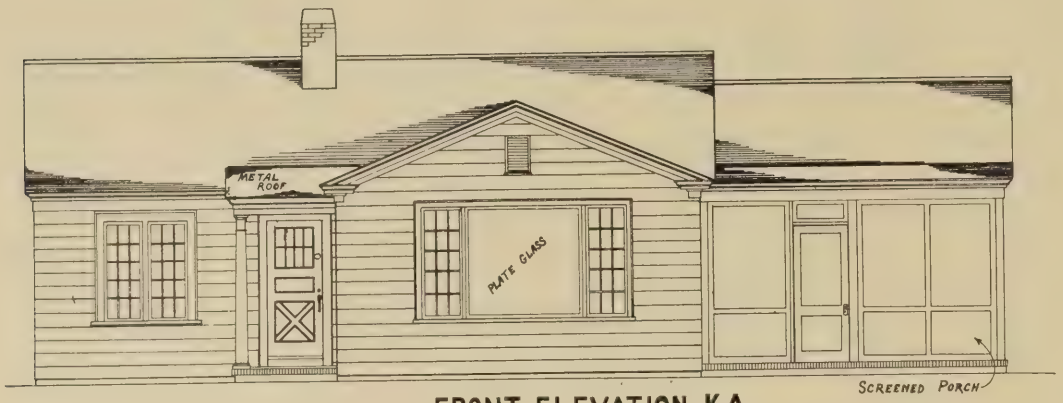
2824 - R.S.
EL-K 2ND FLOOR - 19-20-21



SECOND FLOOR (21)

2824 - 1½ R.S.
EL-K 1ST FLOOR - 19-20-21

See page 90 for list of available combinations of these plans



FRONT ELEVATION KA

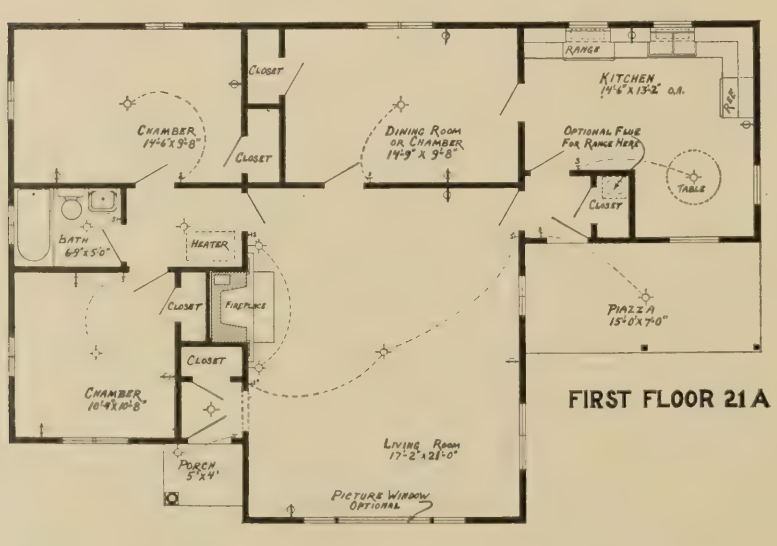
TAKES FLOOR PLANS 21A AND 21B ONLY

Elevation K-A shown above gives one the advantage of the rather modern idea of a picture window, so-called. One may go a step further and use glass insulating blocks in place of the 15 light casement sash, as shown. The advantage of using casement sash along side of a picture window, is in the fact that these may be sunk upon for ventilation.

This type of house may have the garage attached at the end of the porch, similar to that on front elevation G-B. It gives a complete unit and may be ordered with that garage adapted.

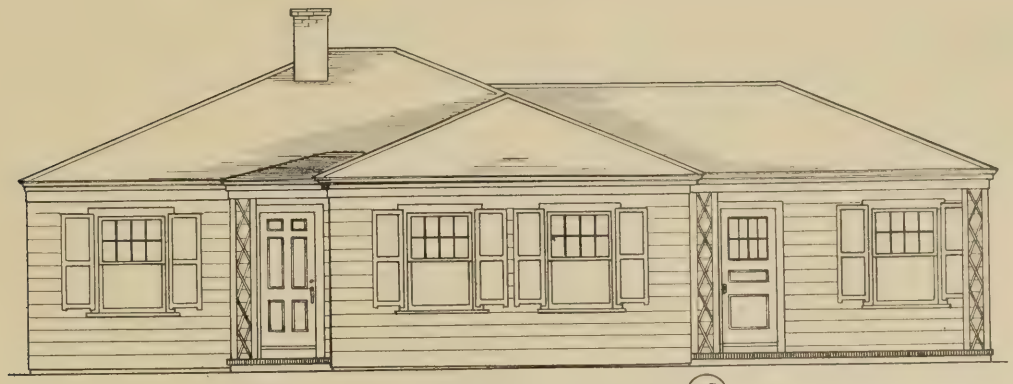
First floor plans 21-A and 21-B are strictly one floor plans and very complete as such. 21-A has the advantage of access hall for kitchen and living room, but it lacks the laundry arrangement of 21-B.

Either one of these plans may have ell attached to rear by entering ell hall from dining room. This will give 4 chambers and with large size of kitchen and living room these houses will stand 4 chambers with comfort to all.



FIRST FLOOR 21 A

EXTRA LARGE LIVING ROOM WITH CROSS VENTILATION AND ACCESS TO REAR OR FRONT DOORS



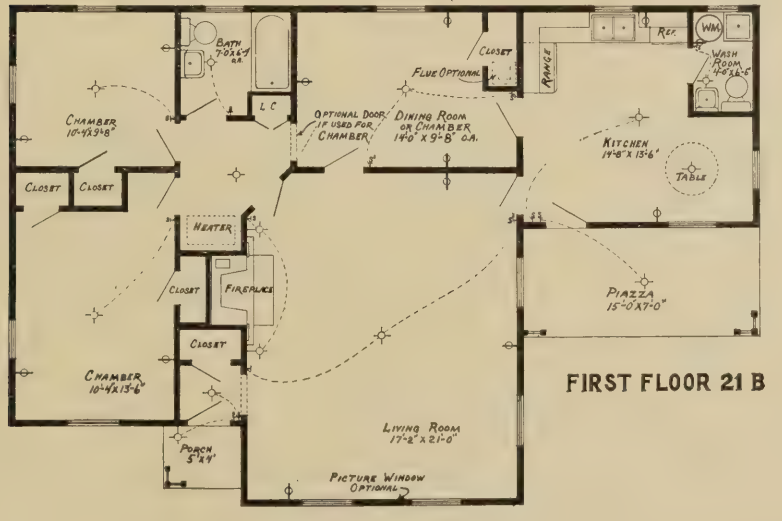
FRONT ELEVATION (KB)

TAKES FIRST FLOOR PLANS 21A AND 21B ONLY

Elevation K-B makes a house of very simple upkeep and will match into any surroundings. It has a fine side porch, which may be approached from the living room without passing through the kitchen by using first floor plan 21-A. The floor plans on these two pages have exceptionally fine living rooms.

These plans are set up without basement, and if the basement is desired, the stairs to such would either be by bulkhead from the outside, or by projecting the fireplace into the living room an additional foot and place the cellar stairs behind same, going down from present location of the heater.

In the northern half of the country we would heartily recommend using the flue for the kitchen, as 90 percent of the people desire it, and it might spoil the resale of the house at some future date if the chimney is not put in when you build it.



FIRST FLOOR 21 B

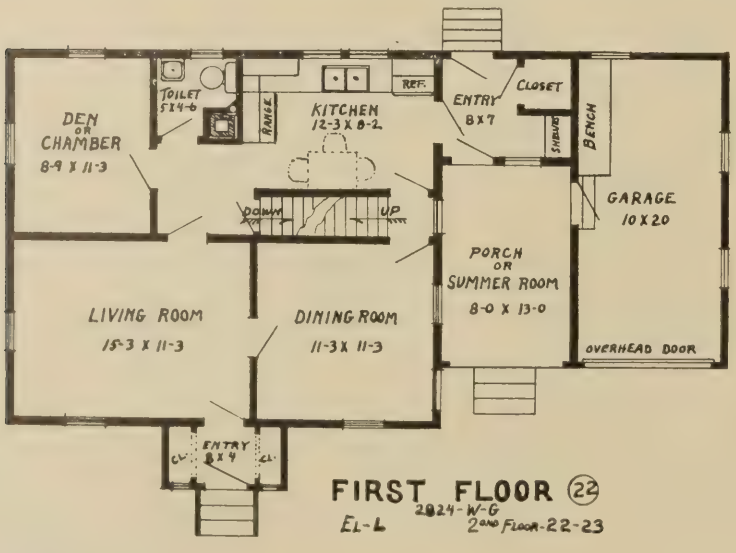
LOTS OF CLOSET SPACE, WITH A PLACE FOR EVERYTHING.

FRONT ELEVATION (L)

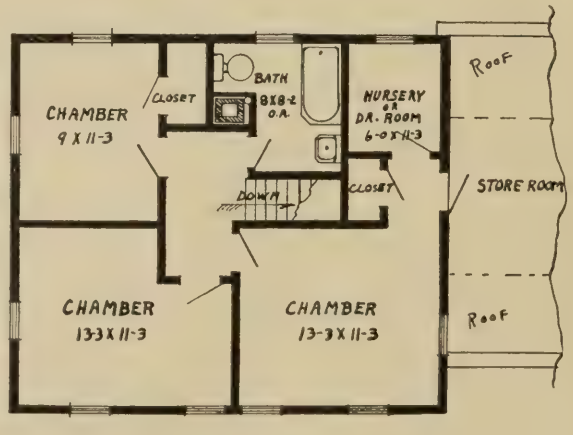
Here is the full 2 story Colonial that looks so well in any setting. The fullest advantage of light, ventilation, and flexibility of exterior decorating make this an ideal type for setting amongst other older houses, and it makes a fine showing. Shown here is the entrance with closets built on either side, quite an advantage in receiving guests, but restricts the angle of view from the front windows of the house.

The first floor plan below has a remarkable arrangement of closets and shelves worth considering. Closet space and storage space must be taken into consideration. If the den is not required, a fine living room is obtained by leaving out the partition between the den and the living room, and by having an L shaped room which with a gas log fireplace at the center of the end makes an elaborate layout. One of the doors to the kitchen may be climinated then, and a closet placed in that corner of the kitchen hall section.

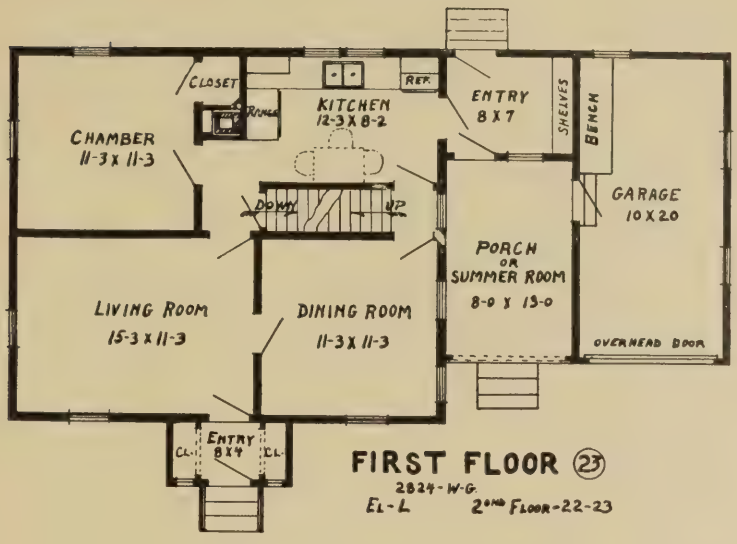
The arrangement of the nursery on the second floor is so that it may be used for a dressing room. In that case the addition of a lavatory on the wall next to the bath would be a great help. Many families will desire to have a lavatory in one or two chambers. This adds very little cost where plumbing is nearby as in this case.



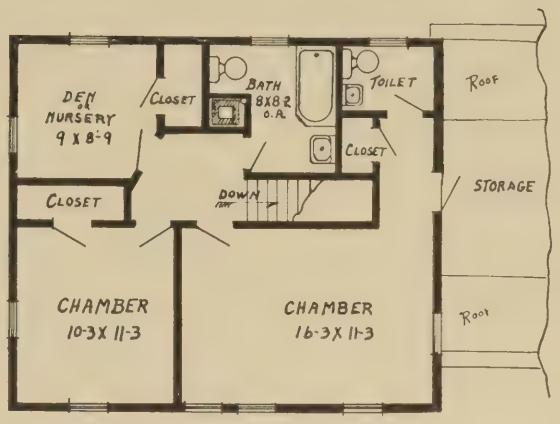
FIRST FLOOR (22)
EL-L 2824-W-G 2ND FLOOR-22-23



SECOND FLOOR (22)
EL-L 2824 W-G-2ST. 2ND FLOOR-22-23



FIRST FLOOR (23)
2824-W-G
EL-L 2ND FLOOR-22-23



SECOND FLOOR (23)
2824-W-G-2ST.
EL-L 1ST FLOOR-22-23

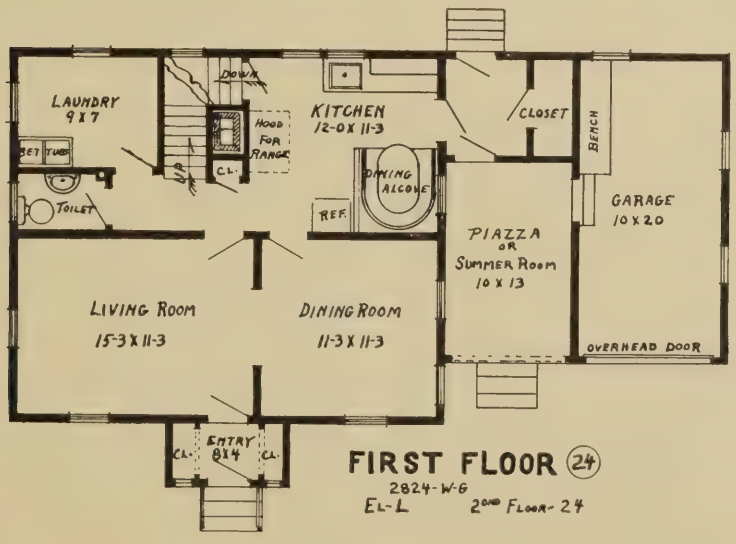
The plans in this series are based on the accessibility of upstairs from the kitchen, a factor to be considered with children when the front rooms are in use. There are few plans where both cellar and upstairs are accessible from the kitchen.

The plan above has a fine chamber on the first floor, and the den upstairs is also large enough for a small bed, making four usable chambers in a 24 x 28 house, about the maximum that can be expected. If the downstairs chamber is not necessary, the plan below gives a large laundry room and toilet in its place with the kitchen three feet wider, making a fine kitchen.

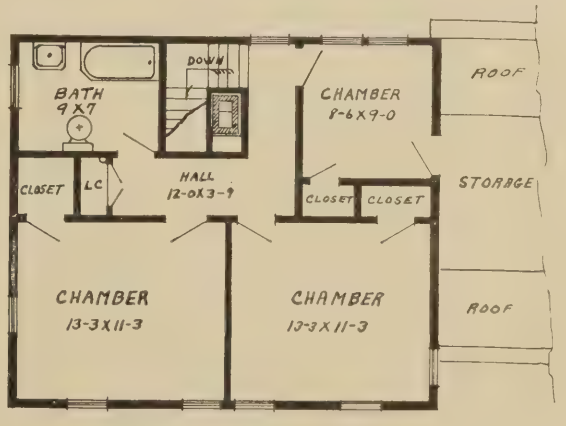
The second floor plan below excels in closet space and with the storage space over the porch and garage there is sure to be a place for everything, and everything is sure to be in its place.

This style house takes any Colonial type of entrance, and lattice trim is in accord with the Colonial tradition. Look over all the entrances and porch details and pick out the one that you want as your plan. These are printed separately, and details of any one porch are sent with each set of plans. Garage plans are priced separately. See price list.

The lack of storage space in the kitchen may be overcome by using the closet in the rear entry as a storage cupboard, and by building a closet in the garage for many articles. Also the laundry room will stand a broom closet and a series of shelves.



FIRST FLOOR (24)
2824-W-G
EL-L 2ND FLOOR-24



SECOND FLOOR (24)
2824-W-G-2ST
EL-L 1ST FLOOR-24

See page 90 for list of available combinations of these plans

FRONT ELEVATION (M)
SCALE 1/4"=1'-0"

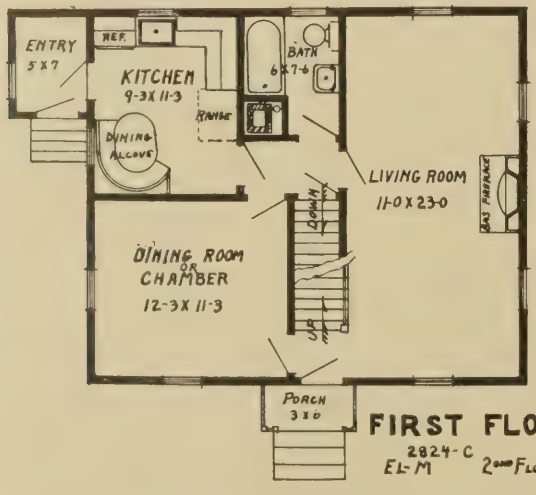
THIS PLAN TAKES A WINDWAY AND GARAGE AT LEFT END OR REAR

This is the low Colonial type that has spread over the country so fast during the war period. Low in cost and upkeep, it makes an ideal house for a small family, and may be flashed up with colored shutters, roof, etc. and a little white fence at the end or put with a generous planting of mixed evergreen and shrubs, the speculative builder makes this type look like a million dollars.

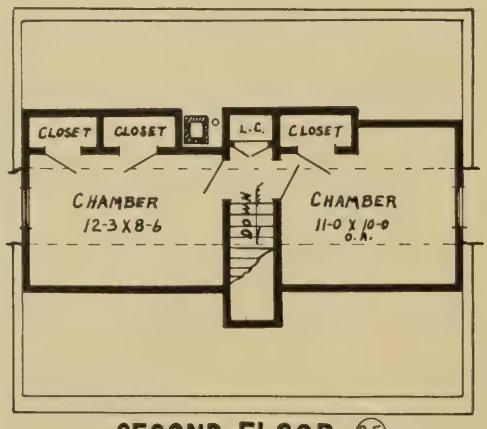
Although we do not show it here, I would advise the addition of two gable dormers on the front or rear to give cross ventilation and light if the chambers upstairs are to be constantly occupied. Full insulation also is a "must" in this roof for comfort.

The living room in the plan below is the fine large Colonial room desired by many, and an imitation fireplace sets it off well, although a real fireplace adds more than its cost in valuation to any house. See price list for plans of fireplaces for various house plans. This being a low house the cost would not be excessive.

Most any effect that you have seen in these Colonial type houses can be obtained on any lot by proper landscaping and planting. We advise looking over as many other finished jobs as possible before deciding on an exterior decoration and planning of any home.

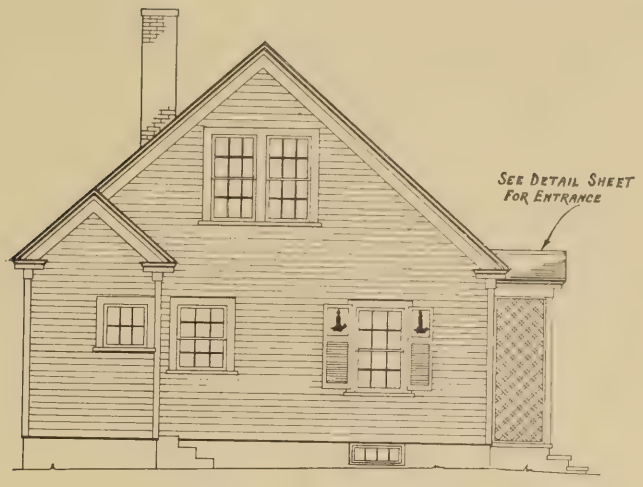


FIRST FLOOR (25)
2824-C
EL-M 2ND FLOOR-25-26-27



SECOND FLOOR (25)
2824-10P-0P
EL-M 1ST FLOOR-25-26-27

THESE PLANS TAKE ELEVATIONS M OR M-A



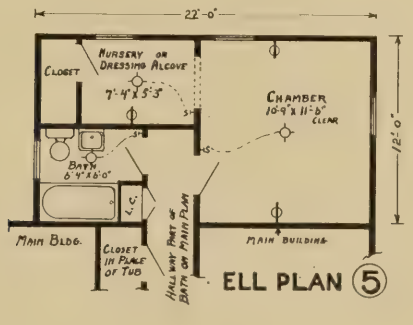
END ELEVATION (M)
Scale 1/4"=1'-0"

A LOW COST HOME, CHOICE OF FLOOR PLANS 25, 26 OR 27

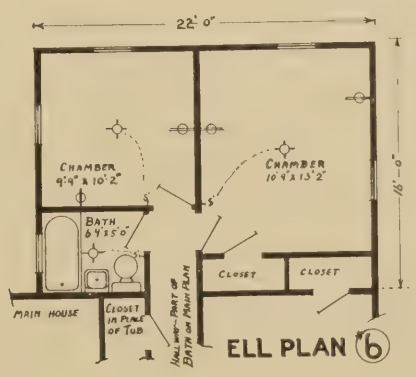
This type M house is obtainable in plan sets using the floor plans on the following two pages in any combination as shown in the plan list. It lends itself to expansion by placing an Ell at the rear, and as a matter of fact the majority of the older Colonial houses of this type have an Ell at the rear. Care should be taken to place this house so that an Ell may be added.

The Ells laid out below use the bathroom on the original plan has a hallway to the additional Ell, and the space occupied by the tub in the original plan gives a fine large closet, 5′ wide by 27″ deep. Also, by using Ell plan 6, it makes another large closet for either the living room or the dining room, according to the first floor plan selected.

If a windway and garage at rear are to be added later the kitchen should be laid out with the outside door in rear wall of house. As these plans are they are OK for windway and garage at end.



ELL PLAN (5)



ELL PLAN (6)

THE ELLS WILL FIT MANY PLANS, — MAKING A SMALL HOUSE LARGE ENOUGH

FRONT ELEVATION MA

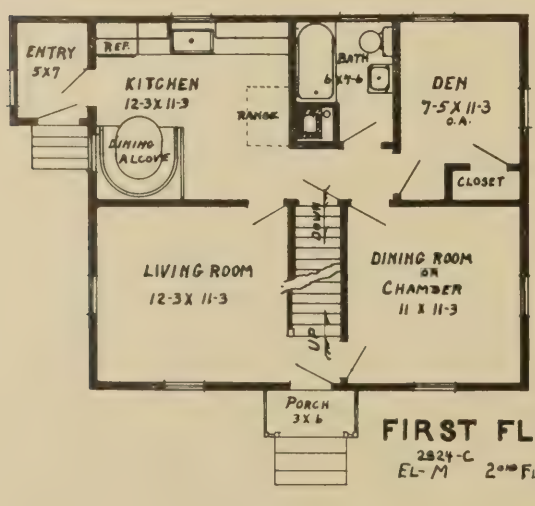
THIS ELEVATION TAKES FLOOR PLANS 25, 26 OR 27

This set of elevations is of a different trend than the majority in the book, and they will just fit in some locations with the surrounding buildings and environment. They may be used with any of the plans numbered 25 thru 27 and give fine living quarters for the money invested.

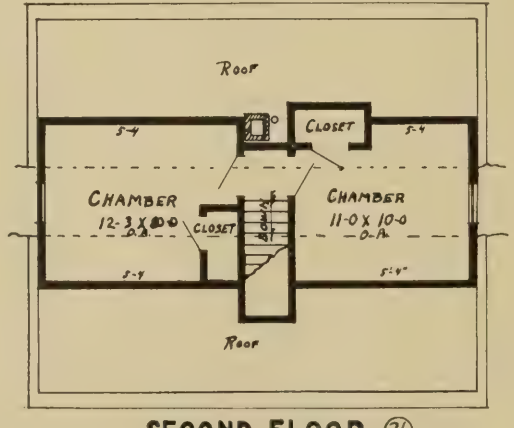
The same story holds true on the Ell as mentioned on the previous pages.

These plans may have the garage and windway attached at the end or the rear of the house, and if the client desires, he may pick out any garage and windway in the book and order by elevation number, and we will adapt same to these plans as per marking on the purchase coupon on page 96.

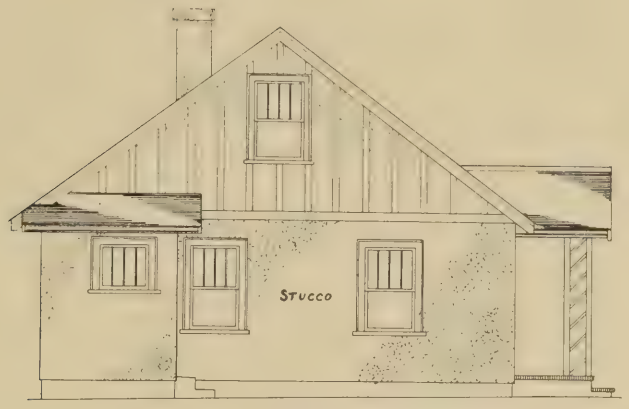
If one desires a 4-room house without the dining room, the plan below is a very complete unit, as the stairs may be eliminated, and the living room made 15′ 6″ x 11′ 3″. The basement stairs, if a basement is desired, may come down from an enlarged entry or from a bulkhead at the rear of the house. If coupon is checked for a basementless plan, we will furnish this plan adapted in one of the above manners.



FIRST FLOOR (26)
2824-C
EL-M 2ND FLOOR-25-26-27



SECOND FLOOR (26)
2824-10P-0P-
EL-M 1ST FLOOR-25-26-27

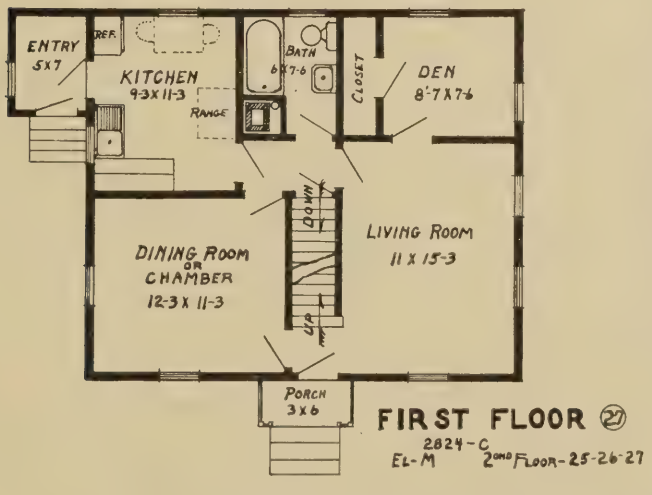


END ELEVATION MA

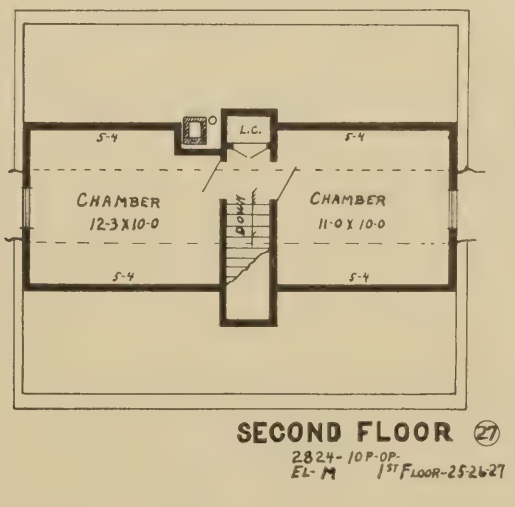
MAKES A GOOD LOOKING HOUSE AND LOW IN COST

These plans are all designed to make a real livable house, and where there are objectionable points we try to bring them out in our description. One of the points here in this series is the low ceiling in the chambers, the roof slanting down from about where the dotted line shows to the outside wall where a heighth of a little over 5 feet is obtained. The chambers upstairs may have a double window in them if desired, using glass about 20" in heighth by 24", or the equivalent.

The plans below used together make a very low cost house, and ideal for just a couple or maybe three persons as a regular family. In this case most any of these plans will take an ell on the rear as shown on page 43. Many plans will also take an extension on the end the same shape for a couple of chambers and possibly a toilet room if the lot is wide enough. With the expansion of family requirements likely, it would be wise to plan the house so as to provide for this addition if required.



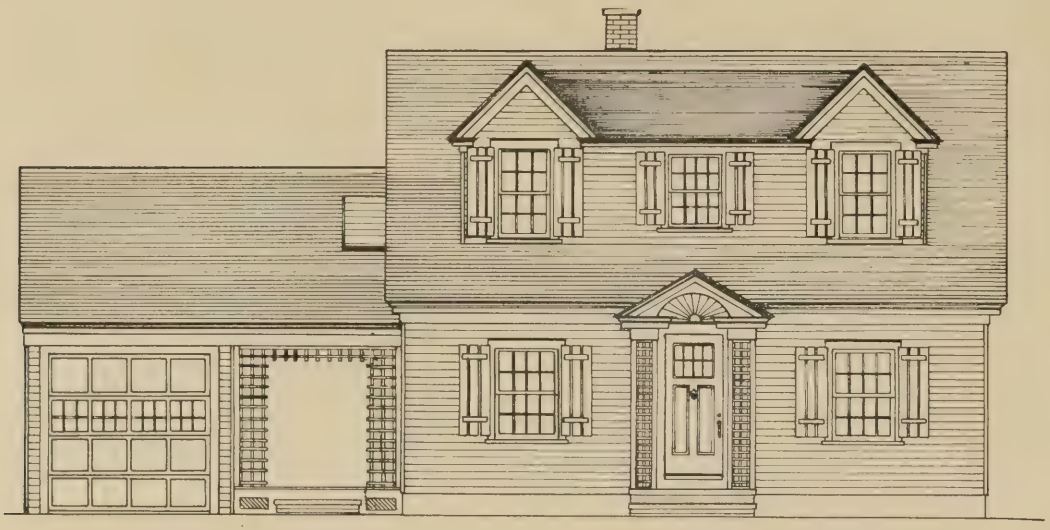
FIRST FLOOR (27)
2824-C
EL-M 2ND FLOOR-25-26-27



SECOND FLOOR (27)
2824-10P-OP.
EL-M 1ST FLOOR-25-26-27

THESE PLANS TAKE ELEVATIONS M OR M-A

See page 90 for list of available combinations of these plans



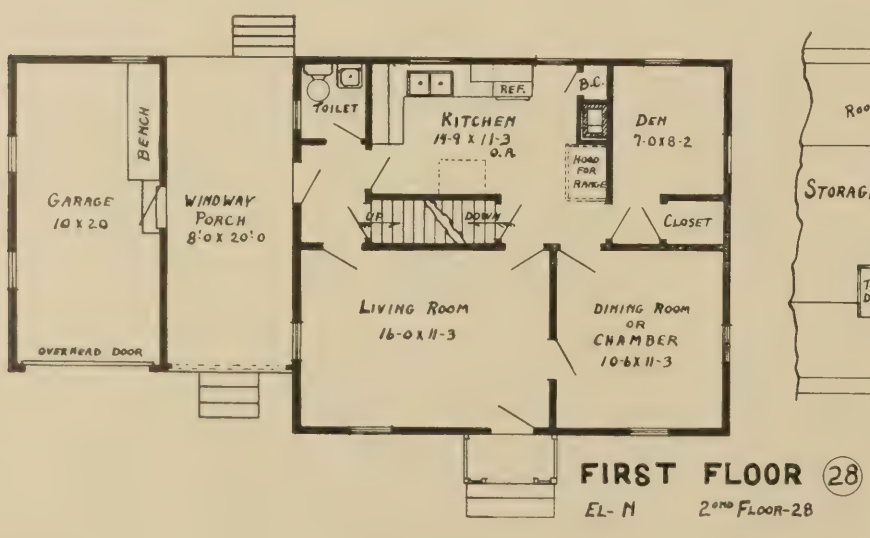
FRONT ELEVATION (N)

The 28 x 24 above shown with the two gable dormers with the flat roof filler between dormers gives a square ceiling in rooms upstairs to within 2'6" of the corners, and is often an economical way to increase usable floor space in the chambers. This type has been used extensively and makes a good appearing house. This house looks well without the garage and is adaptable to any location.

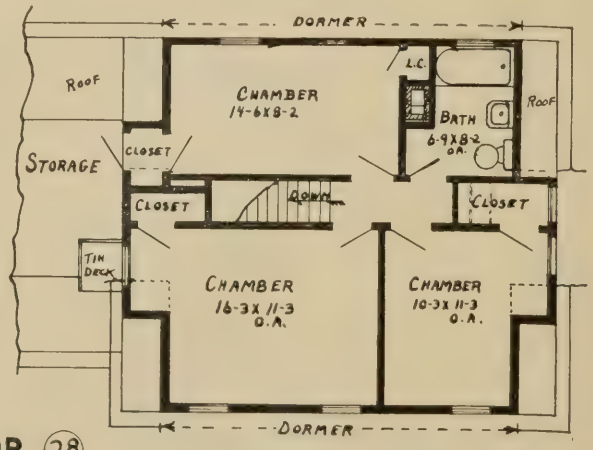
The floor plan shown below has the advantage of a side entry with an approach to the living room from the rear door as well as from the kitchen. Also it has the advantage of going upstairs without going thru the living room which is a large item to some families.

The kitchen is a well laid out room with plenty of cupboard space. By setting the refrigerator in front of the chimney, a modern cabinet laundry unit may be placed in line with the cabinets where the refrigerator is now shown.

The second floor is well laid out with one large chamber and two smaller ones, although the rear chamber will take twin beds and two pieces of furniture in good shape. All rooms have ample closet space, and with a garage you have a fine storage space over the porch and garage.



FIRST FLOOR (28)
EL- N 2ND FLOOR-28



SECOND FLOOR (28)
EL- N 2ND FLOOR-28

FRONT ELEVATION (O)

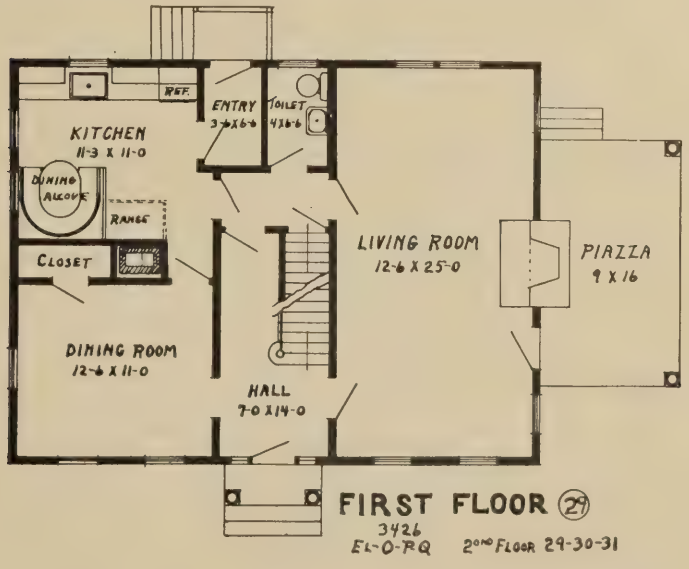
THIS ELEVATION TAKES PLANS 29, 30 AND 31

The series shown on pages 47 thru 49 are all fine houses, and all plans are interchangeable. The Dutch Colonial type shown above is an attractive looking house. The front entry as shown on the elevation is as shown in plan on the next page with closet in the entry. Where an enclosed entry and closet are not required, an entrance as shown on plans on pages 14 to 17 would set this type off to good advantage.

The attic space using this elevation is low, therefore if the second floor plan on the next page is used, the space at the front of the hall may be used as in other second floor plans eliminating the attic stairs.

The dressing room with the toilet and lavatory as shown below is a coming thing in all modern and better homes. This arrangement will fit many other plans in this book by eliminating a small chamber. Note the large living room with fireplace.

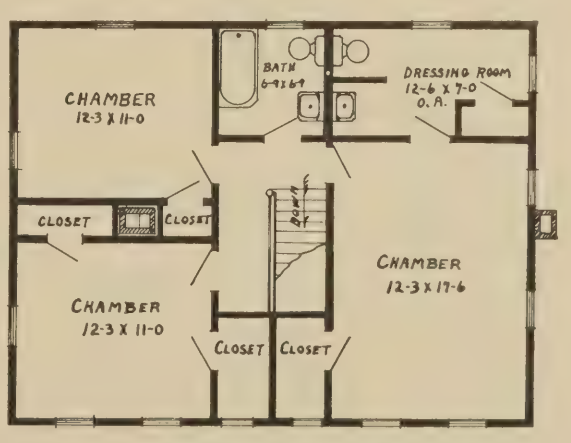
The rear door at back of the house adapts this plan to a windway porch and garage at the rear for a corner lot, making an elaborate set of buildings.



FIRST FLOOR (29)

3426

EL-O-RQ 2ND FLOOR 29-30-31



SECOND FLOOR (29)

3426-2ST

EL-O-P-Q 1ST FLOOR-29-30-31

THESE PLANS ARE ADAPTED TO ELEVATIONS O, P AND Q

See page 90 for list of available combinations of these plans

FRONT ELEVATION (P)

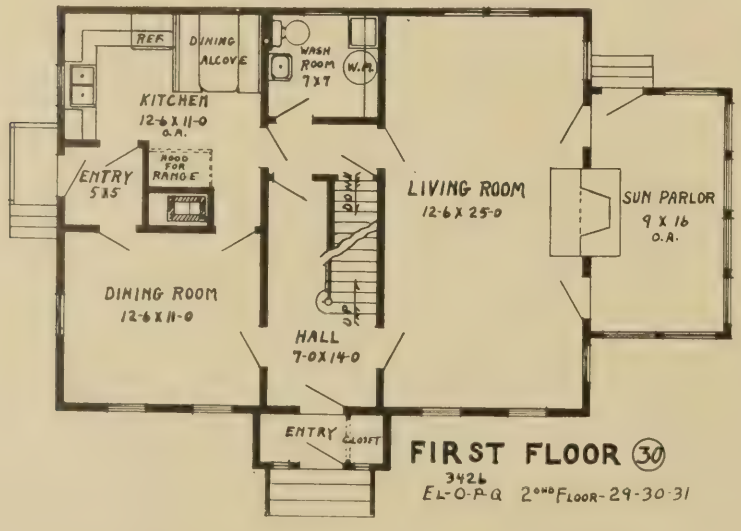
FLOOR PLANS 29, 30 AND 31 MAY BE USED WITH ABOVE

This is the straight Colonial type, and will fit anywhere. This square house gives fine floor space and good square rooms with a full attic. If the attic is desirable, be sure and pick plans with an attic stairway as below, or omit feature shown in this space in other plans.

The rear entry at side shown in the plan below gives access to living room or kitchen from the side door, a fine feature for receiving guests. The wash room as laid out, combines the downstairs toilet room, laundry, and extra storage space into a compact unit.

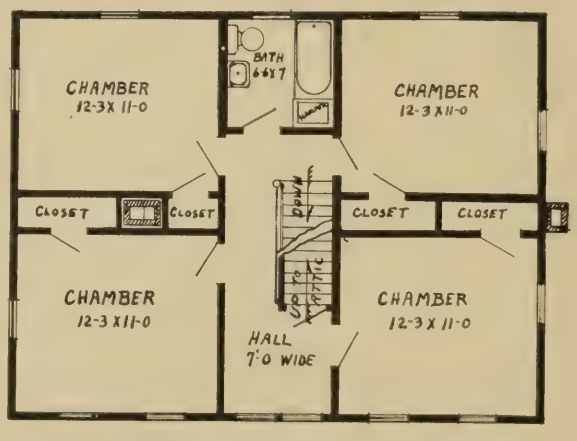
This plan takes a windway and garage as this type of construction originated in the old style woodshed attached to the house, leading to other buildings. In that case the porch at the other end may be eliminated.

For a family that requires a large house of the better class without too high a cost, we heartily recommend this type of house, knowing that it gives the fullest of satisfaction.



FIRST FLOOR (30)

3426
EL-O-PQ 2ND FLOOR-29-30-31



SECOND FLOOR (30)

3426-2 ST
EL-O-PQ 1ST FLOOR-29-30-31

FRONT ELEVATION (Q)

PICK OUT PLANS 29, 30 OR 31 FOR THIS HOUSE

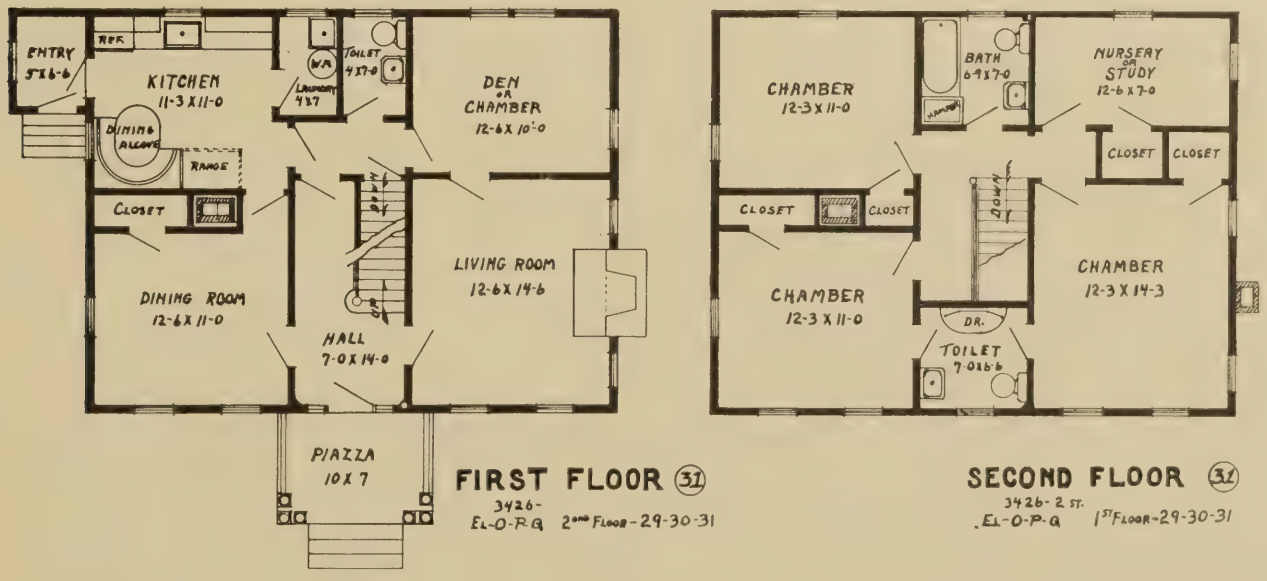
A plain type with flat shed roof dormers shown above which is very economical to build for the space involved. The entrance shown here will set off many of the other elevations in this book.

Floor plans on the preceding two pages fit this type elevation and except for one foot of jog in the ceiling in four corners upstairs, it makes just as livable a house as the one on the opposite page.

The floor plans shown here have a few select points. One being the separate laundry and toilet rooms on the first floor. Also the ability to use one room on the first floor as a chamber, making this a five bedroom house, is a good asset to any home. Closet space is plentiful and well arranged. The toilet room at the front of the second floor is a feature desired by many.

This set of floor plans with the elevation type as shown on page 48 with a windway and garage make the highest cost house in the book, and also the most spacious.

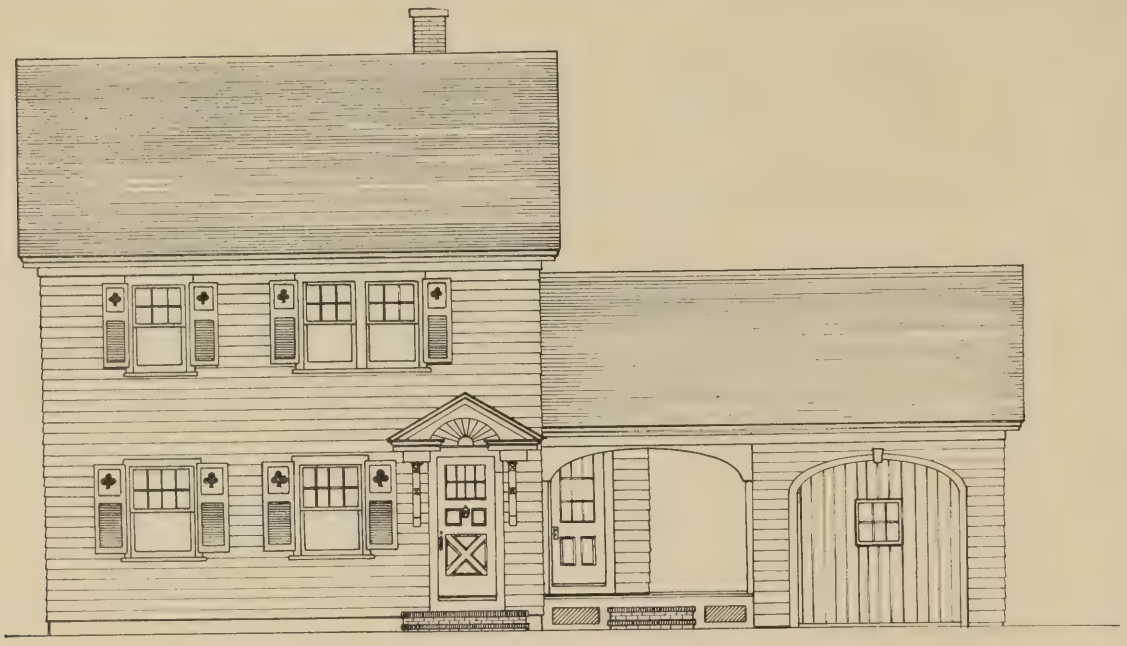
The lack of shutters on this elevation is detrimental to the looks as shown. In the coming building period exterior painting will be carried into pastel shades, and, in cases as above, the siding would be of a light shade blended darker for the trim and still darker for the molding.



FIRST FLOOR (31)
3426-
EL-O-P-Q 2ND FLOOR-29-30-31

SECOND FLOOR (31)
3426-2 ST.
EL-O-P-Q 1ST FLOOR-29-30-31

See page 90 for list of available combinations of these plans.



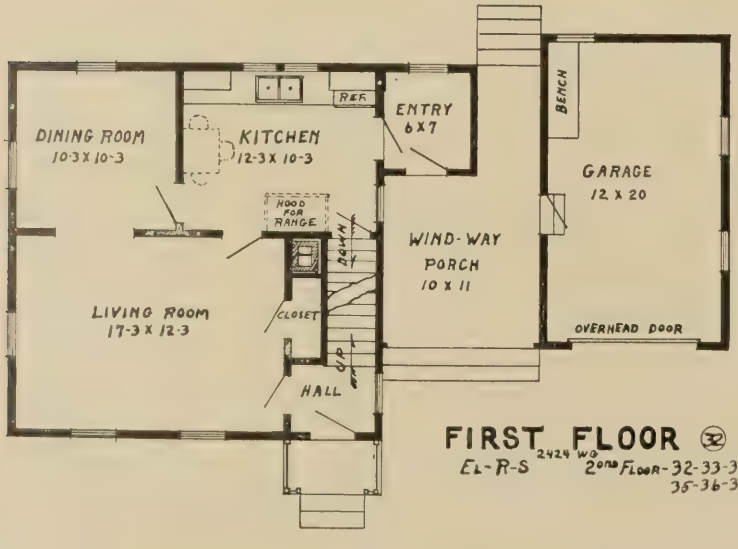
FRONT ELEVATION ®

FLOOR PLANS 32, 33, 34, 35, 36 AND 37 MAY BE USED

For an economical five or six room house of the highest standing in appearance, this type and size of house shown above with any combination of plans on these four pages is hard to beat. The main house, 24 x 24, appears to be small, but by taking a small amount of space from the windway porch, look at the plans and see the advantages these plans give you in a house and garage of modern type and only 46 feet wide. This is an ideal house for a 70 foot lot or even a 60 foot one by diminishing the size of the windway and of the garage.

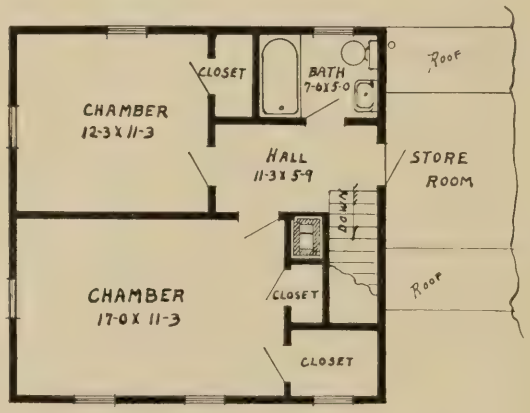
This type should not be built without the garage attached, as it will look tall and lean. A moderate amount of landscaping and planting will set off this house to the utmost.

The plans on the following pages give more space than the one below by running into the porch area with foundations and basement, and by running the dormer over this area on some plans.



FIRST FLOOR ㉜

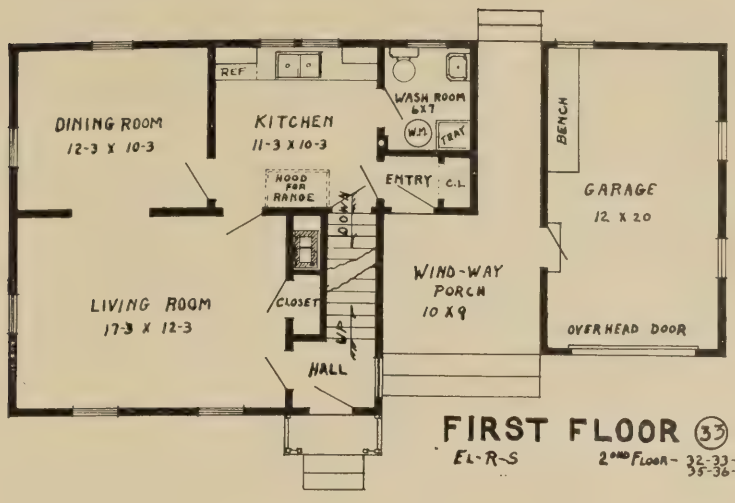
EL-R-S 2424 W.G. 2ND FLOOR-32-33-34 35-36-37

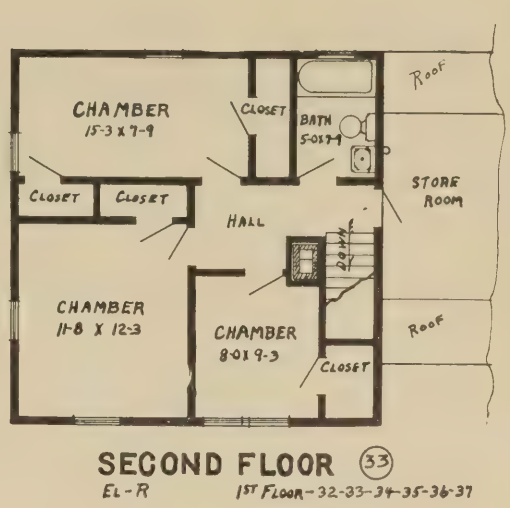


SECOND FLOOR ㉜

EL-R-S 2424 W.G.-2ST. 1ST FLOOR-32-33-34-35-36-37

OK FOR ELEVATIONS R AND S

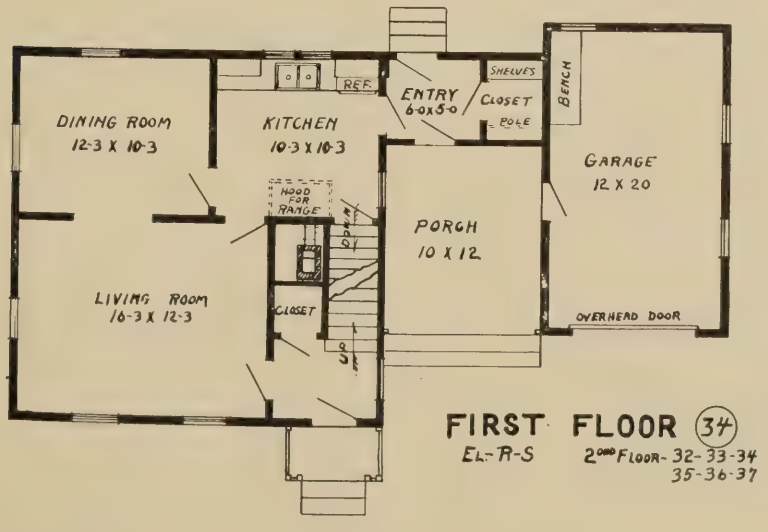


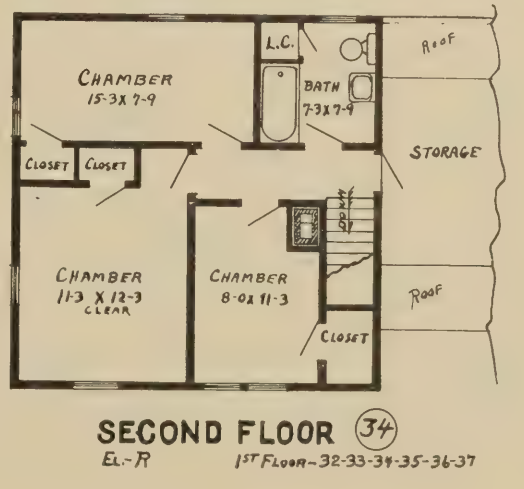


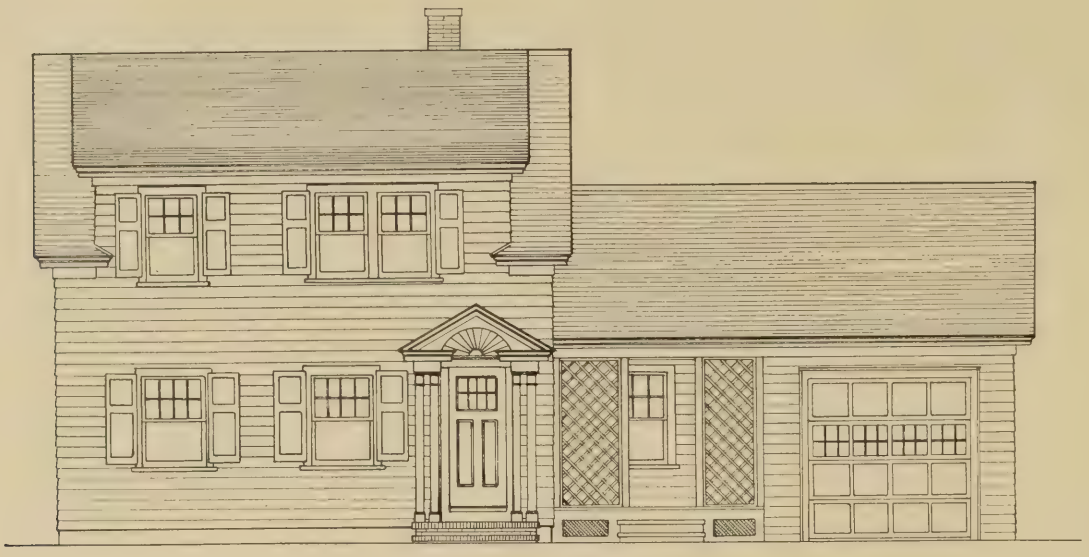
To analyze this series would take a book in itself, but the two sets of plans on this page are about the finest example of using space to the best advantage. You have rear entries with closets, three chambers in each, and plenty of closet space. We do advise a closet in the garage for anyone doing any mechanical work, as this makes an ideal arrangement for work clothes and etc.

The wash room shown above will be appreciated by most women, and the weak feature is that there is space for only a small kitchen table, a point that will not dismay families that use the dining room for most meals. With the hood and ventilating fan in the kitchen, this should be an easy house to keep up. With storage space over the porch and the garage, one should have a place for everything in this house and room for a fair sized family.

The bathroom in many of these plans may be enlarged by cutting down the closet space in the adjoining rooms, and although larger bathrooms are advocated by some, I think a smaller room, well tiled and finished, is more acceptable than a larger cold appearing room. Plumbing manufacturers are spending a lot of money advertising large divided bathrooms and etc., but this is not for the average family if they are to have their fair share of the other things to be had with an average income.







FRONT ELEVATION (S)

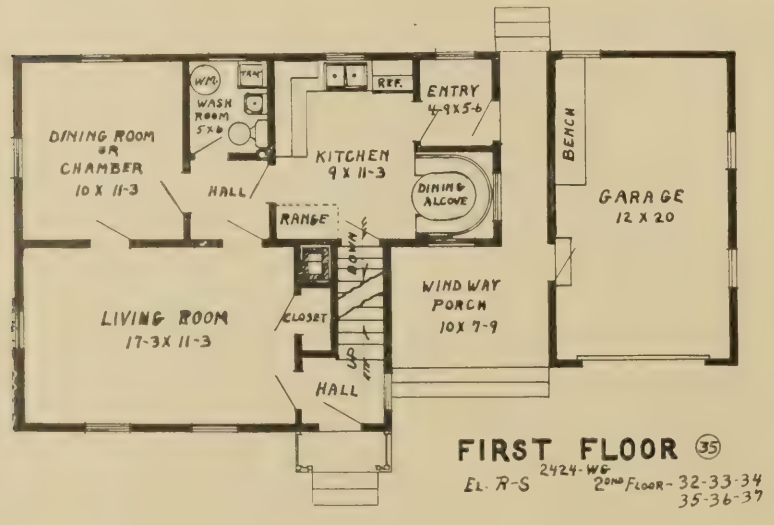
FLOOR PLANS 32, 33, 34, 35, 36 OR 37

The above type house saves a few dollars over the elevation on page 50, but it depreciates the chambers upstairs. If the second floor plans on the preceding pages are used, allow for the jog of roof as shown in these plans in chambers on the left side. This style house is one extensively used, and it gives good space and appearance.

The floor plan below gives fine working conditions in the kitchen, with an opportunity to place a breakfast set where the dining alcove is shown.

The washroom is ideal for the average family, and the isolation of the dining room leads to the adaption of this room as a chamber in case of the need of one on the first floor. These plans used together give a lot of space for the money involved, and they should be judged carefully by the prospective home builder.

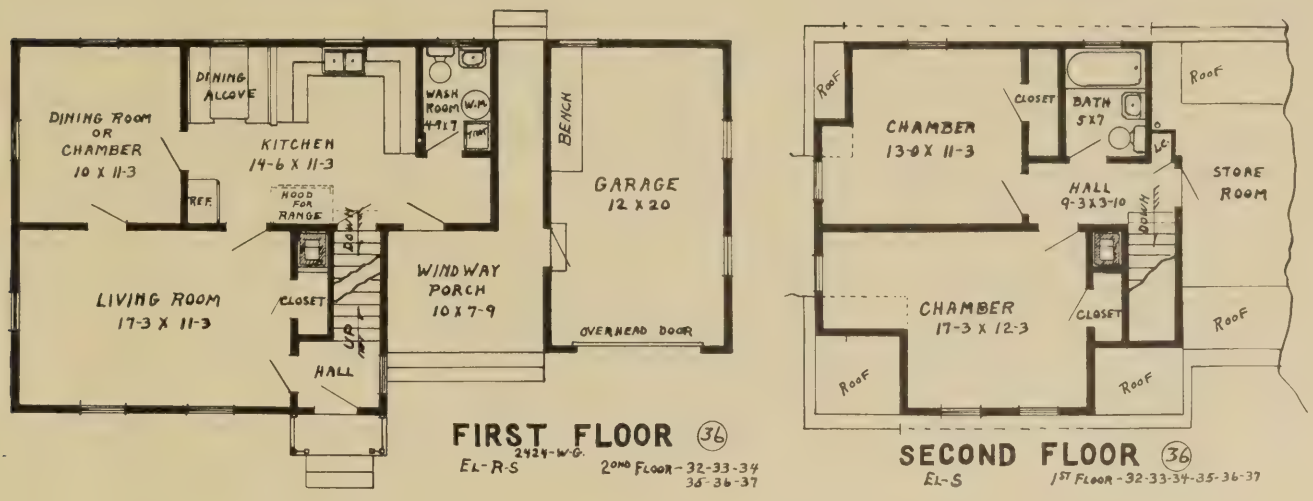
Owners desiring a ventilating fan and hood over the range must be certain that the chimney provides a separate flue for this purpose. For the few dollars involved, it should be built in all homes, for it eliminates practically all grease and smoke from cooking. Thereby, the saving on cleaning walls and ceilings will pay costs in a few years.



FIRST FLOOR (35)

EL. R-S 2424-WG 2ND FLOOR - 32-33-34 35-36-37

The second floor plans No. 36 and No. 37 on opposite page show excessive setback for dormers elevation S gives only 2 foot jog in the rooms and when these second floor plans are used with elevation R there is no jog in these rooms, making exceptionally fine chambers.

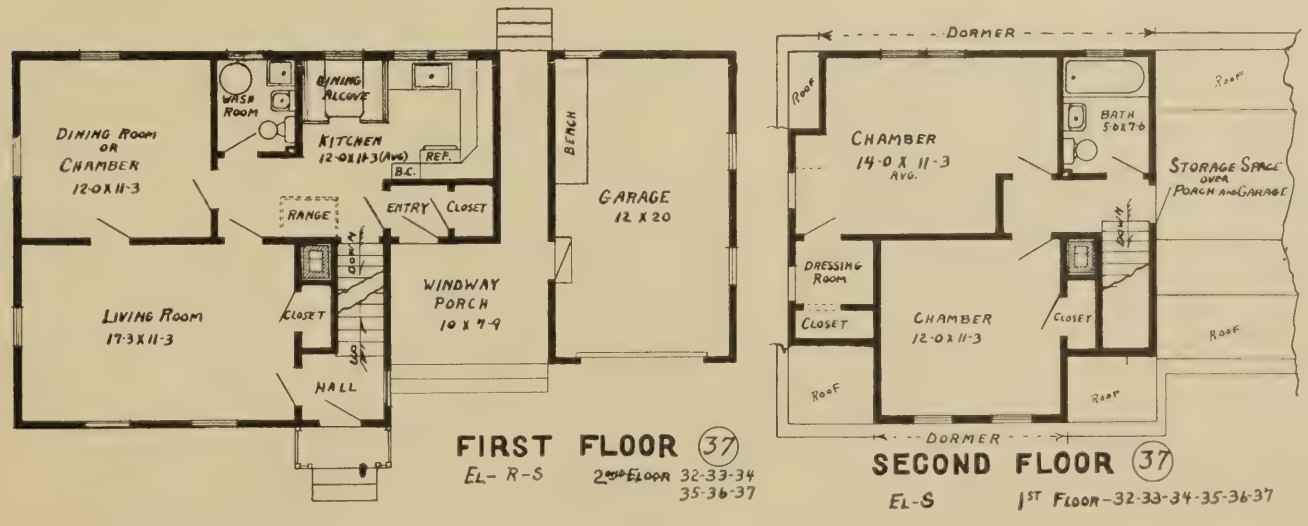


The kitchen in the above plan is about the best laid out kitchen in the book. A housewife can certainly visualize this expansive cupboard arrangement and picture her dishes and supplies all within reach of her at once. A so-called "snack bar" may replace the dining alcove if one wants to go ultra-modern, and then with a rubber tile or equivalent floor this would make a picture book kitchen.

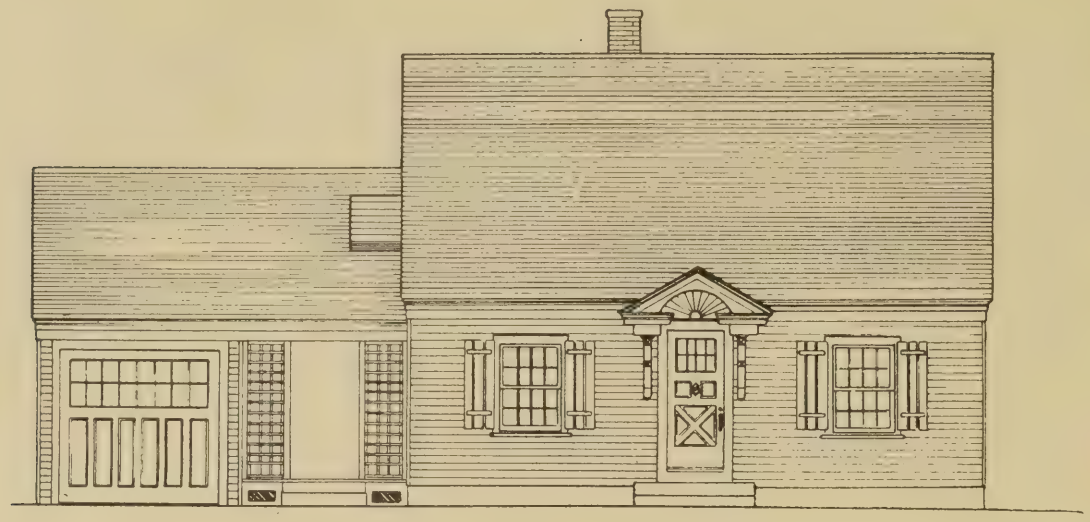
The wash rooms are going to be back again as a "must" in the near future with the postwar laundry unit taking such little space that anyone can afford to sacrifice the required room. The appearance of the new units is such that they fit into any kitchen or toilet room, and really add to the appearance of the room.

Rear entry as shown below works out to have a fine closet right where the children need it, and this idea may be incorporated in many other plans by your builder. It means a lot to a housewife to have a place for everything. The only way to have a neat, well-kept home is to provide closet space and storage space to put necessary clothing and other articles in.

The elevation on page 50 gives a better appearing house, especially where other houses in the neighborhood are large houses. Be sure to stop and think how your house is going to look set on your lot.



See page 90 for list of available combinations of these plans.



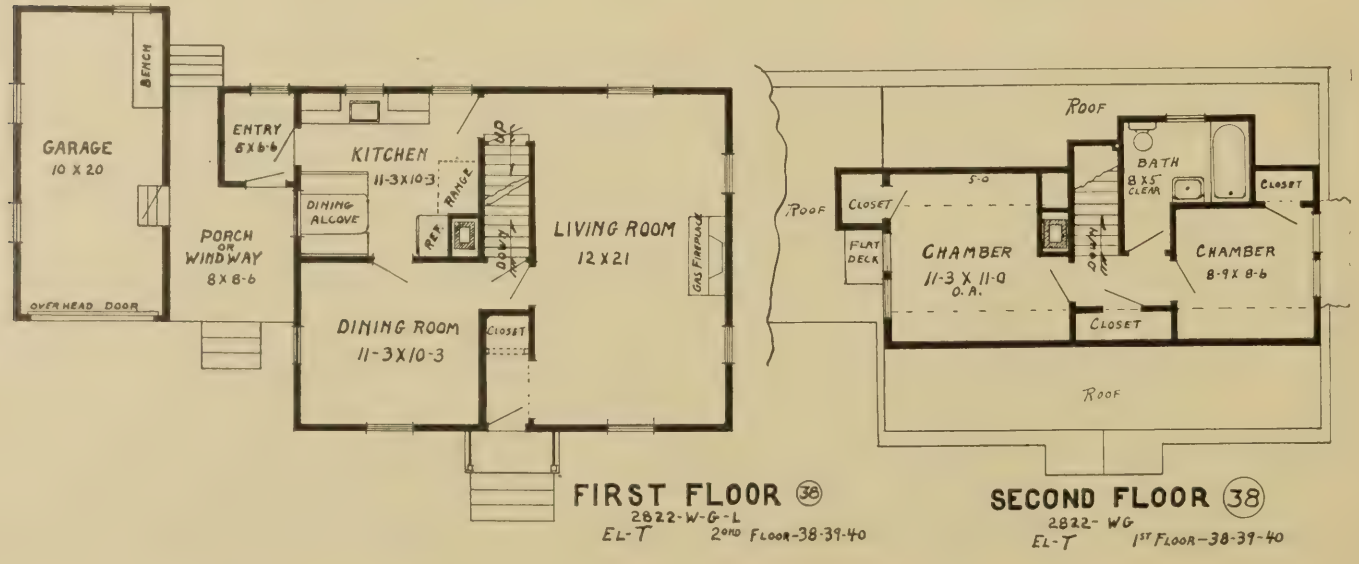
FRONT ELEVATION (T)

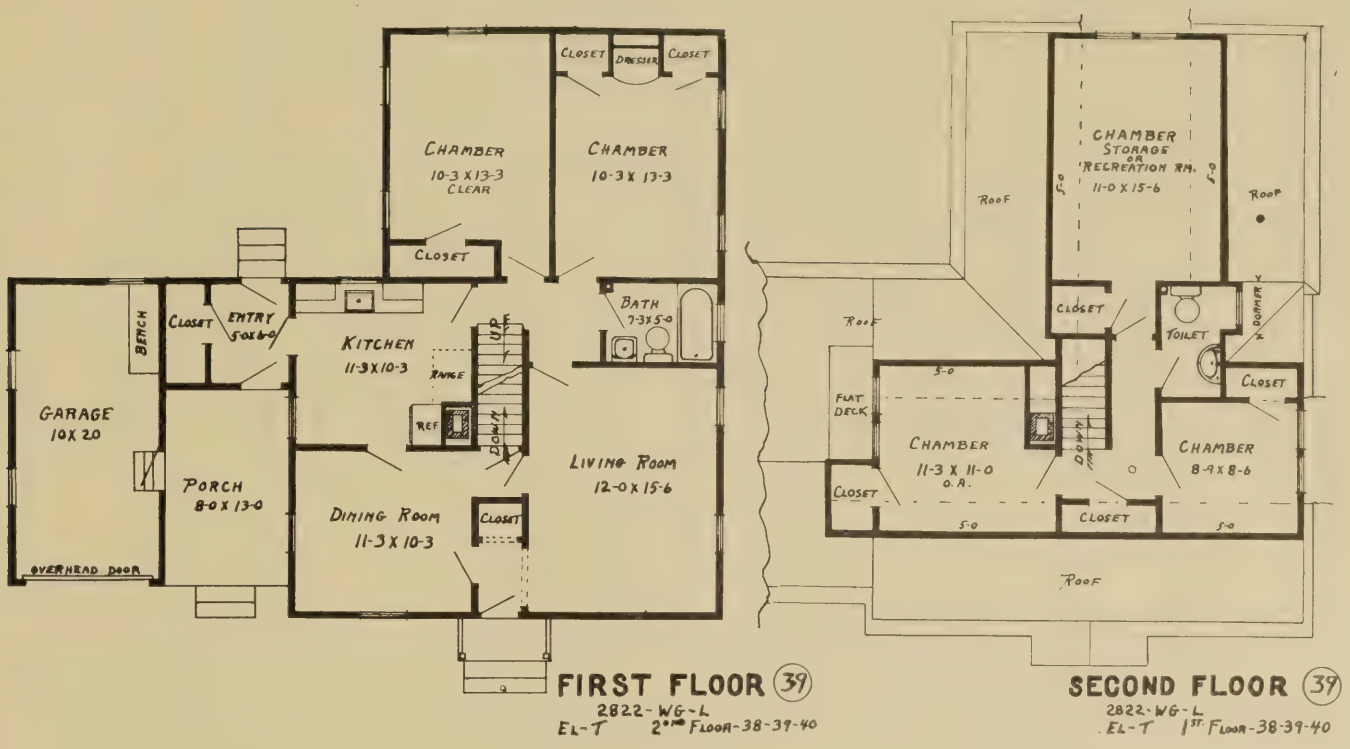
A SIMPLE EXPANDABLE COLONIAL—TAKES FLOOR PLANS 38, 39, 40

One of the smallest homes shown, this provides fine accommodations for a small family and even a larger one by using the ell as on the opposite page. This little Colonial house is ideal for the newly married couple, and it will not depreciate in value as fast as many other styles. A few shrubs and a bright color on the shutters, trellises, etc. with a blending color on the roof shingles sets this house off like a gem.

The floor plans on these two pages are all interchangeable, and with the fine living rooms shown here, there is an opportunity to dress this house up to fit any class of society. The easy access to the stairway from the kitchen is notable, and the front and rear entries as shown are not found in most small homes. A door at the front of the stairs would be appreciated by some families to save dust and heat from going upstairs.

This type of home should be insulated when constructed, and it would easily heat with a one pipe furnace. Insulation pays big dividends over a period of years by reducing your fuel bills and adding summer comfort.



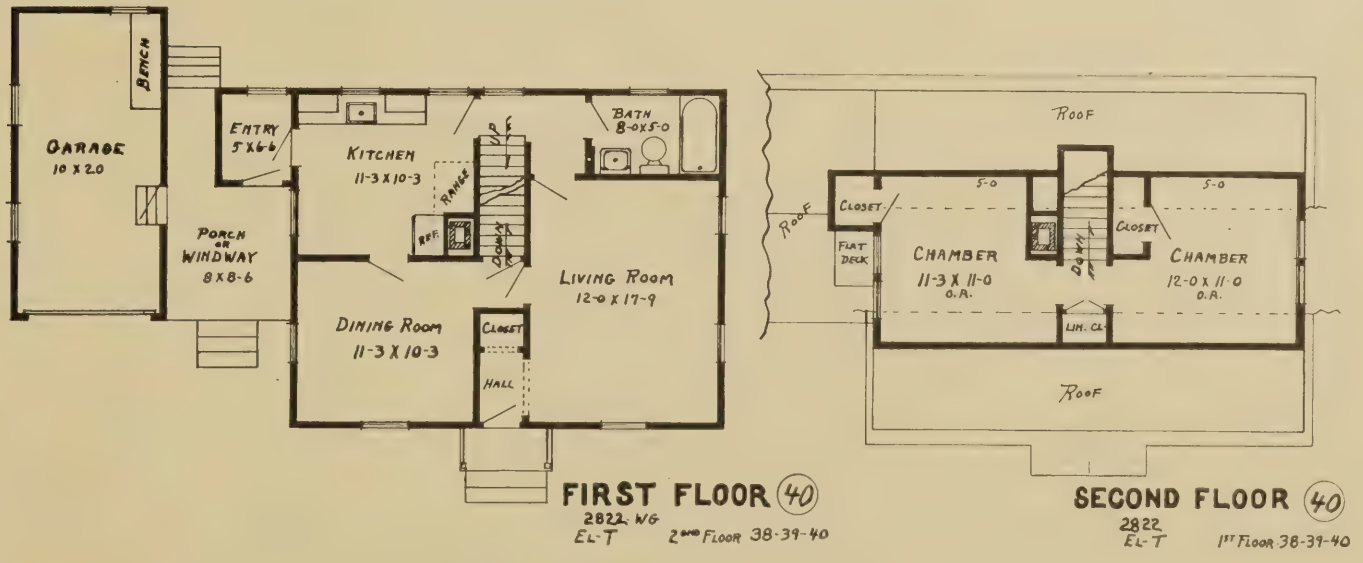


Above is shown an ideal ell arrangement which is adaptable to most any of the plans in this book. This ell has been set up as a separate set of plans. See plan list. It makes an ideal way to care for additional need of bedrooms, either at present or in the future.

I advise anyone to place their house in such a way as to allow for an addition at either rear or side in case of change of family conditions, or even in case of sale of property. A little forethought in this matter may make a great difference.

The downstairs bath may be placed in the ell to good advantage if heat is to be carried to this section of the building.

This is a very economical house to build and maintain, and it will always carry a high resale value in relation to its cost.



FRONT ELEVATION (U)

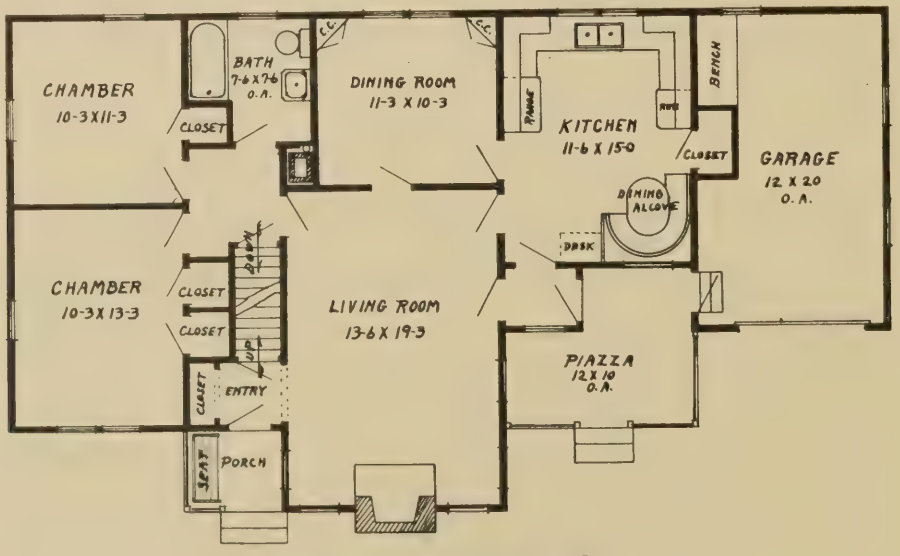
ONE OF OUR BEST SELLERS—MAY HAVE ROOF DESIGN AS ELEVATION V

Above elevation, lettered U can be made into one of the most attractive suburban homes in this series. Although the window placement eliminates the use of blinds or shutters, the shape of the building in general and the curved roof over the porch, puts this house in a class of its own.

The plan below, 1st floor No. 41, is ideal in the fact that it allows the housewife to answer the rear door bell from the kitchen, but bring company into the living room from the same entry. Also note the extensive closet space in these plans.

Note that this plan gives the grouping of the kitchen, living room, and dining room in a manner to cut heating and housework, with no extensive hallway to heat and clean. Elimination of tub in bath downstairs will allow for a modern laundry unit and simplify work for the housewife.

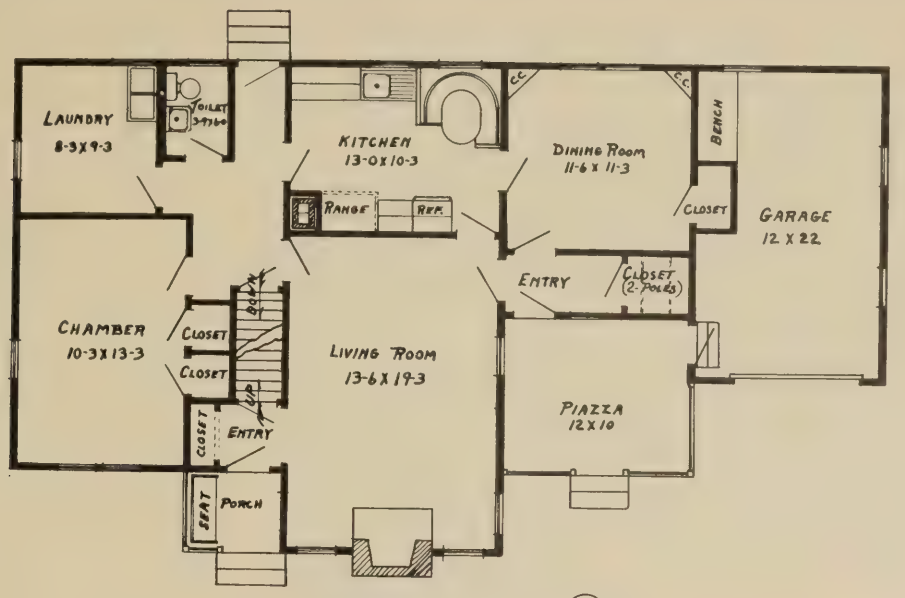
This kitchen is one of the best ones in the book and allows a place for everything, and easy access to all main rooms and the garage.



FIRST FLOOR (41)

EL-U 3126-2L0 2ND FLOOR-41

PLANS 41, 42, 43, 44 ARE ALL INTERCHANGEABLE

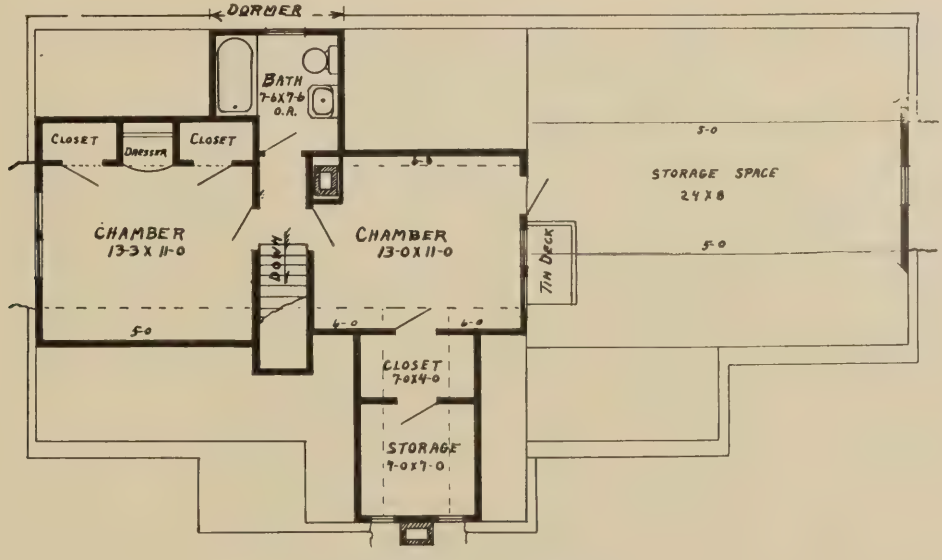


FIRST FLOOR (42)
3126-L-G
EL-U 2ND FLOOR - 41

Above plan No. 42 has the rear door at rear of house with approach to allow for a rear hall. This setup is desired by many.

Many people are influenced by modern advertising to the point of thinking that they don't require a chimney in the kitchen, that modern ranges do not require them, but,—regardless of type of range used, some method of ventilation in the kitchen must be used and also think of resale value, as perhaps the next owner will want a coal or oil range. We heartily advise the installation of a flue for kitchen range and a separate flue for ventilation by hood with exhaust fan as an economic necessity in a house built north of the Mason Dixon line.

The second floor plan with this series allows for two good sized chambers and a bath with ample closet room. The storage over the kitchen will be quite low and allow for trunks and suit cases only, unless a roof over kitchen and garage as shown in elevation W on page 60 is used, in such case order plan with windway and garage plan as shown in W.



SECOND FLOOR (41)
3126-2LG
EL-U 1ST FLOOR - 41-42

THESE PLANS TAKE ELEVATIONS U OR V

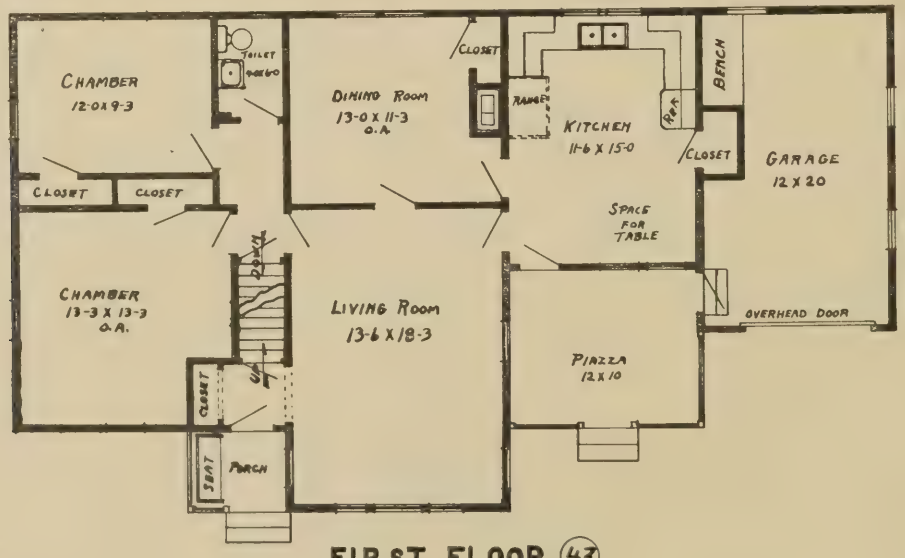
See page 90 for list of available combinations of these plans

FRONT ELEVATION (V)

TAKES PLANS 41, 42, 43 OR 44—MAY HAVE FIREPLACE

Elevation V makes an attractive showing on a wide lot or in the country, and with suitable planting of shubbery, it will make a beautiful home. The use of lattice work to trim or decorate a house sometimes completely changes the whole appearance. Most of these plans show brick steps, but the owner may prefer other materials, but the use of wood for steps is fast becoming obsolete.

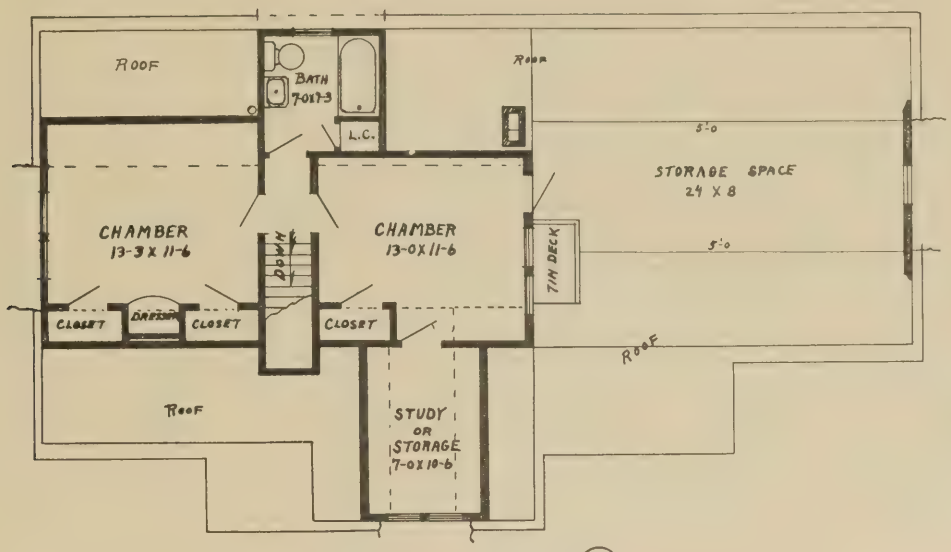
The floor plan below has spacious rooms and fine closet room. The porch is easily screened and adds a living room in the summer. The garage as shown is 12 feet wide over all and gives ample room for an additional closet in the garage if wished. This plan may be revised to give room for a laundry unit in the toilet room by revising the fixtures in room and taking thirty inches or so from the rear chamber, then that would be a very complete first floor unit.



FIRST FLOOR (43)

3/26-22-0

El-V 2nd Floor-43

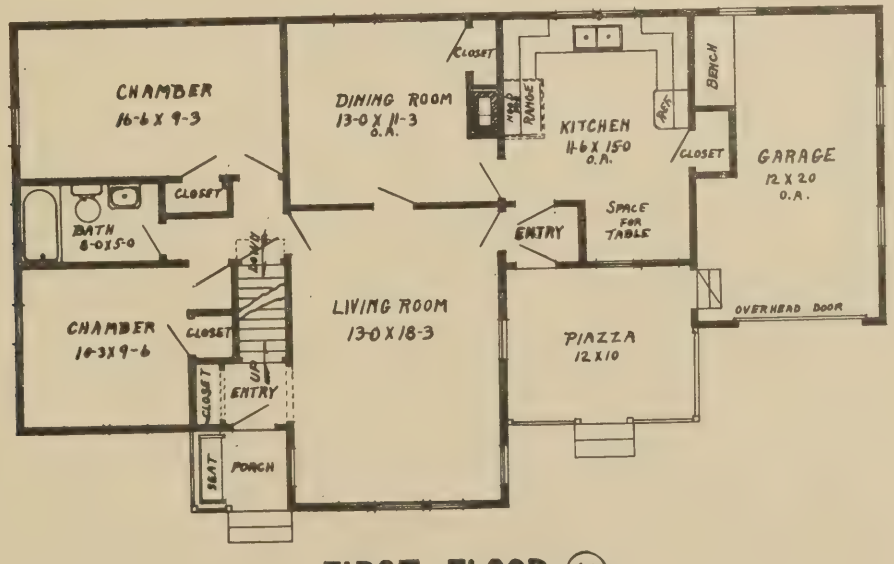


SECOND FLOOR (43)
EL-V 1ST FLOOR-43

Second floor plan No. 43 has two fine chambers with double closets in one which makes a fine setup. The disadvantage of this closet setup is that it takes up a full wall, thereby, cutting down wall space for furniture, but it is a very serviceable unit in itself. The study or storage space at front of house will be welcomed by many as a sewing room. Also the storage over kitchen and garage is a large space.

The first floor plan No. 44 below gives the advantage of the rear entry with access to kitchen or living room which is becoming so necessary with company coming into the driveway and then to the rear or side doorway. This entry eliminates the necessity of taking them thru the kitchen, and still leaves room for a breakfast alcove set or table and chairs.

The first floor plan also is a complete unit in itself and with a door at foot of stairs makes a fine home, easy to heat and easy to work in.



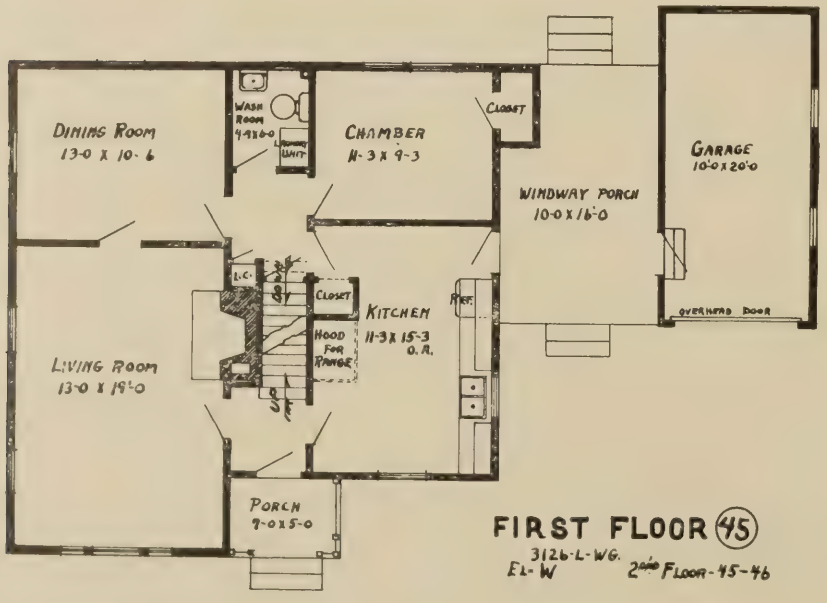
FIRST FLOOR (44)
EL-V SECOND FLOOR-43

FRONT ELEVATION (W)

FLOOR PLANS 45 AND 46 IN ANY COMBINATION

This makes a very economical house to build but still gets into a variation from the straight roofed house. The windway and garage above may be attached to many of the plans in this book at the rear, making a fine setup for a narrow or corner lot. The plans for windways and garages can be had separate and if ordered with plan different than one shown in book, the garage plans will be adapted to the house plans ordered.

The kitchen in first floor plan No. 45 below is at front of the house, a feature favorable to many housewives as they can see what is going on while doing their housework. With the kitchen table at the window this is a very pleasant kitchen.

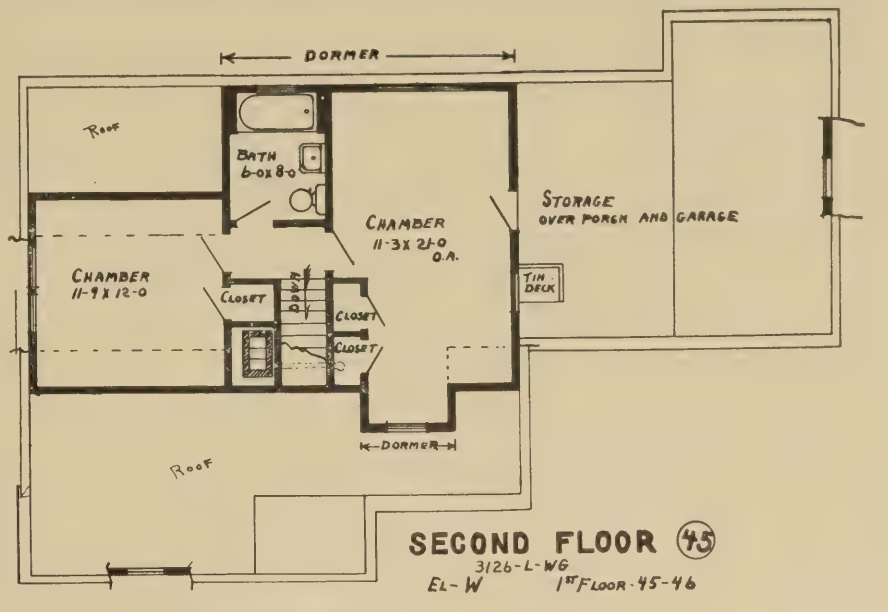


FIRST FLOOR (45)

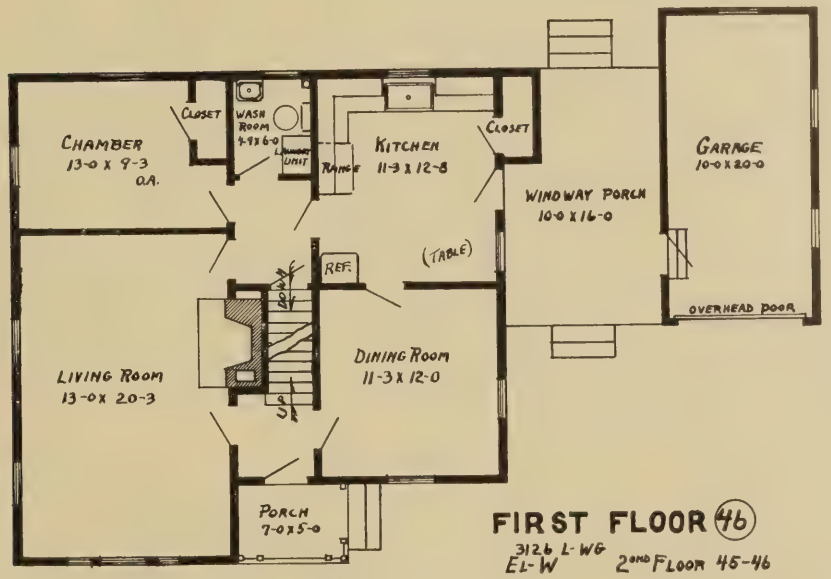
3126-L-WG.
EL-W 2ND FLOOR-45-46

Another advantage is the fact that both stairs to cellar and upstairs are handy to the kitchen. Also in this plan if laundry unit is wished in toilet room, one might wish to cut down the chamber a small amount to allow more room in toilet room.

This second floor plan gives a fine master chamber and plenty of closet room, especially with the extensive storage room over the windway and garage. A set of drawers shows in the final plans on this layout in the bathroom for towels, etc., and this idea may be used under roof in many of these plans. Quite a little space is also available at front of left hand chamber for storage if required.



SECOND FLOOR (45)
3126-L-WG
EL-W 1ST FLOOR-45-46



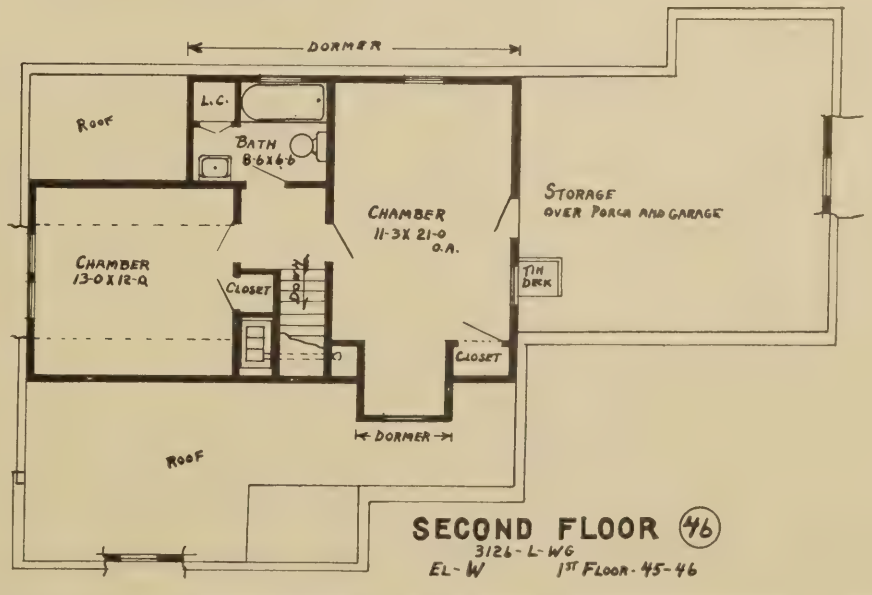
FIRST FLOOR (46)
3126 L-WG
EL-W 2ND FLOOR 45-46

This layout gives the old traditional layout for kitchen, dining room, and living room, and in this layout the dining room may be isolated as access to living room thru rear hall is possible.

The closet in kitchen is very handy but many would prefer a rear entry as shown in other plans, which idea may be used with this plan.

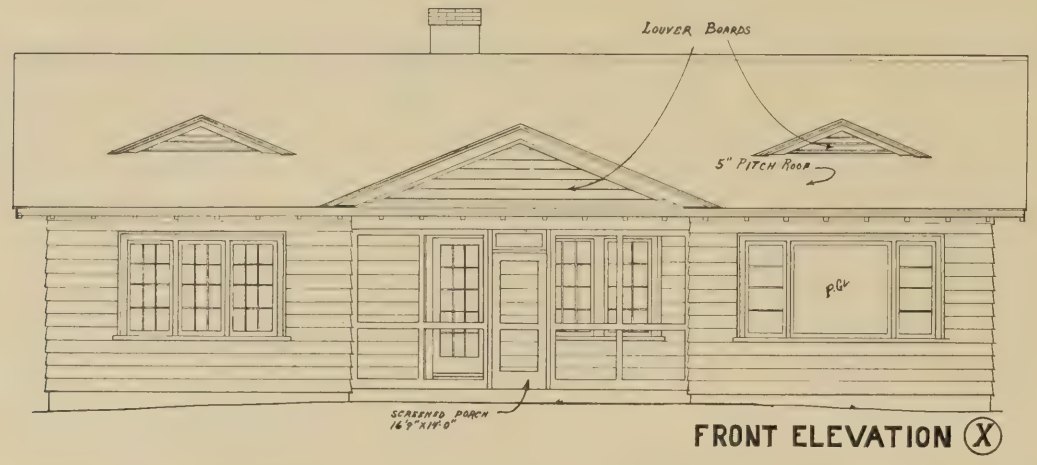
Here we have the large master chamber, which may be cut off for a nursery or dressing room as in other plans if owner wishes. In that case the space should be taken from the front of the room and a double window installed at rear.

Note the kitchen ventilation flue coming up and crossing over the ceiling of stairway to flue in the chimney.



SECOND FLOOR (46)
3126-L-WG
EL-W 1ST FLOOR-45-46

See page 90 for list of available combinations of these plans



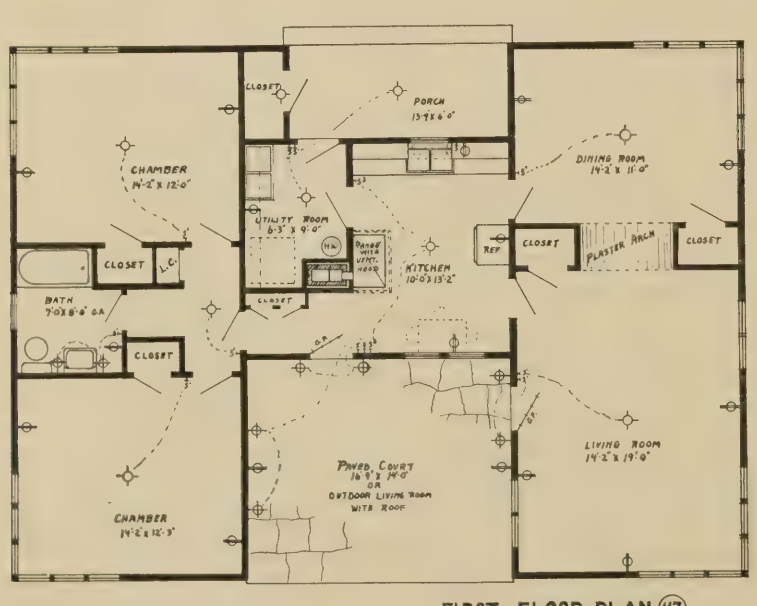
FRONT ELEVATION (X)

TAKES FLOOR PLANS 47 OR 48

Here is your typical western or ranch house lay-out in a manner that is pleasing to the eye. It has the advantage that the chambers are entirely separate from the living quarters. Using either one of the floor plans on these two pages with this elevation makes a home where there is plenty of space for either outdoor or indoor living with comfort.

The use of the plan No. 48 with the stairway makes it possible to have a fine bunk room and store room upstairs, and if this is done it will give accomodations for quite a few people.

These floor plans are laid out with complete thought in every phase, as may be noted by the extra large outdoor living room, the utility room with laundry and heater, and the sheltered rear porch protecting the rear door with a quilt insulation in the roof and a wide overhang as shown. It will make a very comfortable home in hot weather.



FIRST FLOOR PLAN (47)

ON NO. 47 AND NO. 48
PLANS FURNISHED
WITHOUT
BASEMENT
CHOICE OF FOUR
TYPES FLOOR
CONSTRUCTION

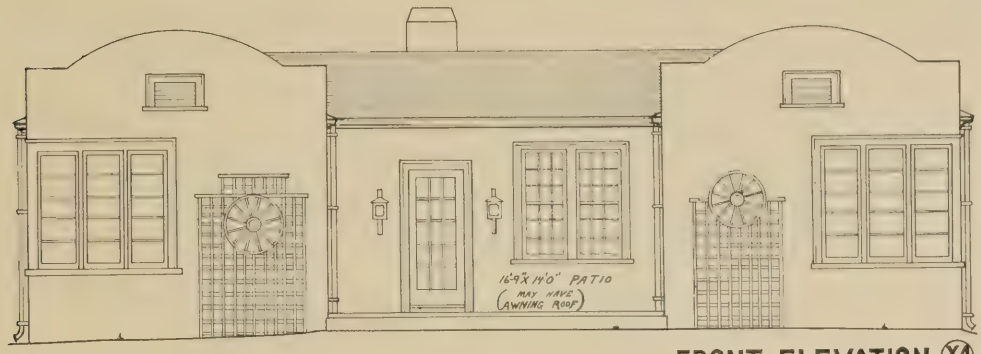
CONCRETE SLAB
OVER FILL

CONCRETE SLAB
OVER TILE

WOOD SLEEPER
OVER CONCRETE
WITH WOOD FLOOR

ALL WOOD

SEE TOURIST CABINS STARTING PAGE 84



FRONT ELEVATION (XA)

FLOOR PLANS 47 OR 48 FIT THIS ELEVATION

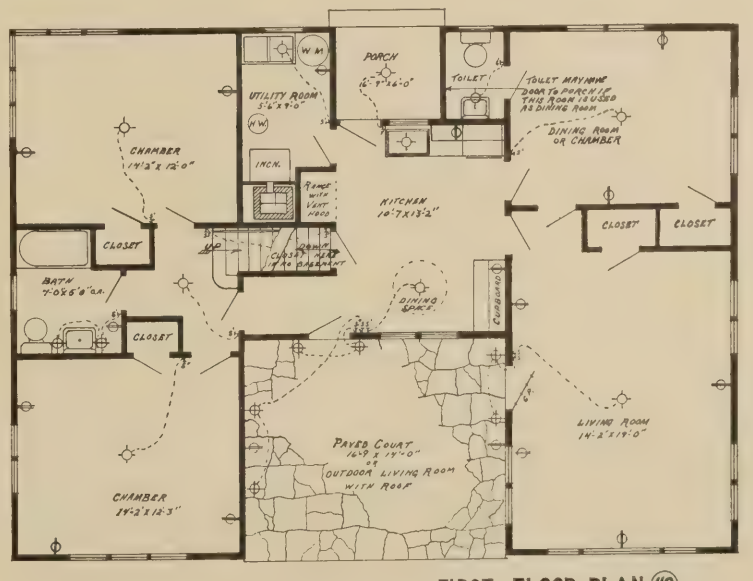
This stucco house as shown is designed to have an awning roof over the paved court, which gives you the advantage of the extra large outdoor living room and adds color to the house. This house may be finished in any style of stucco, and it may have the shingle or tile roof as selected by the owner.

With a few dollars worth of landscaping and planting, this house will show up in grand shape.

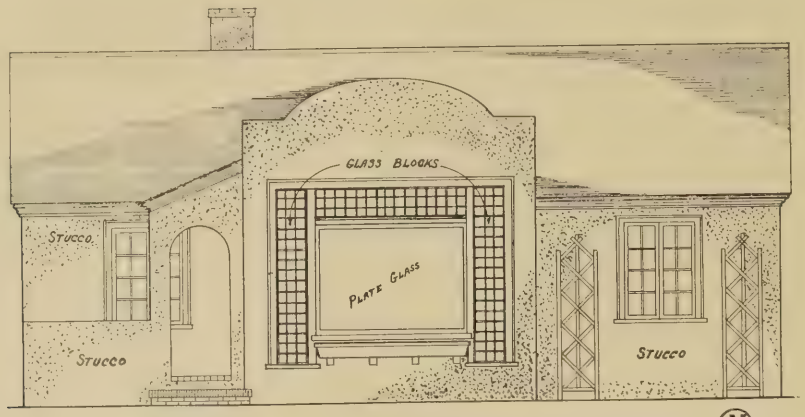
This house is over 46' wide and makes a very impressive building and lacks nothing of what it looks when one steps inside, as the rooms are all of good size, and the layouts with lots of closets and etc. give all the comforts and conveniences of many houses that are a great deal larger.

Note the trellis on this house of the wagon wheel design, which has become so popular in the last few years in some parts of the country. They are really attractive when covered with vines, as they give a contrast in color against your building and set the whole thing off in real splendor.

THESE TWO PLANS MAKE VERY COMPLETE HOMES OF A TYPE NOT FOUND IN MANY PLANS. PLENTY OF ROOM FOR EVERYTHING AND EVERYBODY.



FIRST FLOOR PLAN (48)



FRONT ELEVATION (Y)

A FINE LAYOUT BELOW,—WITH STUDIO LIVING ROOM

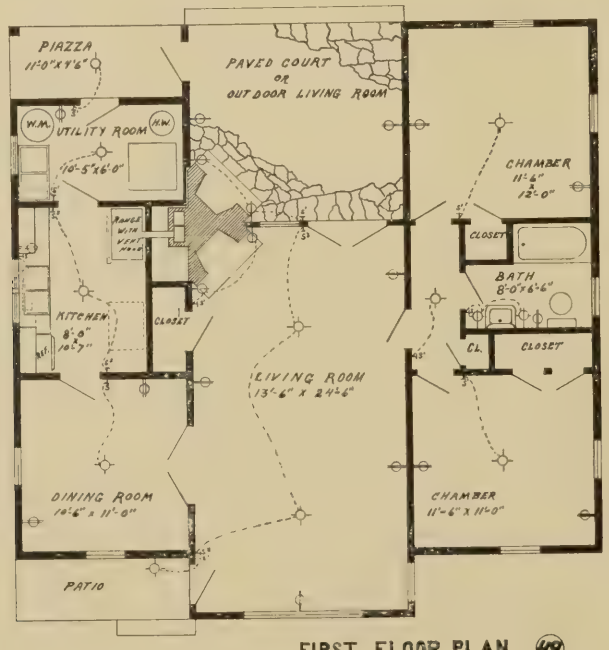
Type Y has been designed for a party that wants something different. This exterior may be varied to suit the owners taste.

The floor plans below are of the last word in convenience and comfort for a medium sized family and with fireplaces and outdoor living room make a fine layout.

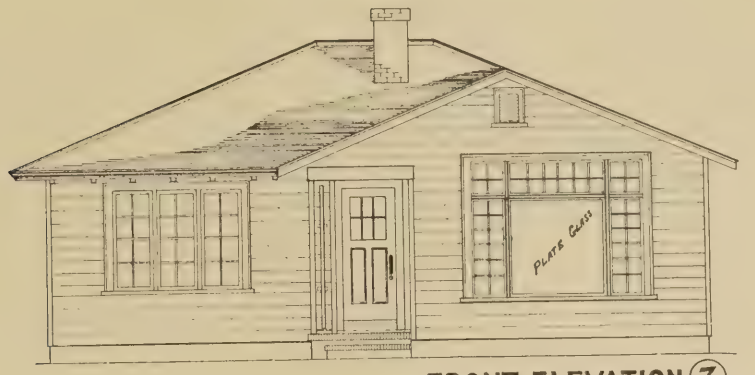
The living room on this plan is detailed with an extra high ceiling which adds to comfort in summer and with attic ventilation this should be a cool house in hot weather.

This plan is designed only without basement and plans show details on four types of floor construction, the owner to select type to be used.

This plan will take an ell in the shape of a wing on right end, using standard ell plans with bath and two chambers, the present bath being converted to hallway and closets.



FIRST FLOOR PLAN (49)



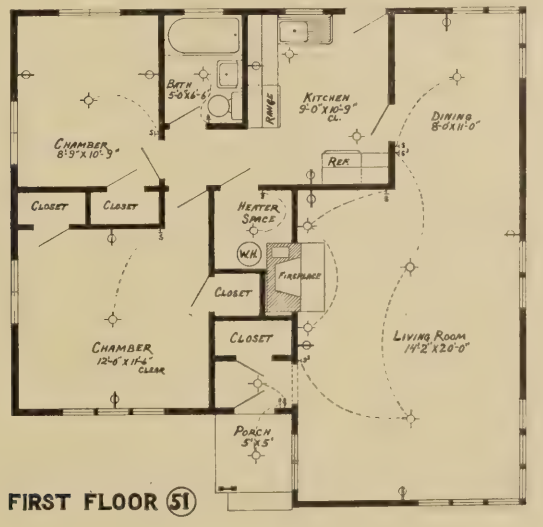
FRONT ELEVATION (Z)

FOR FLOOR PLANS—SEE NO. 51 AND NO. 52

A sedate, well planned home, complete in every manner in a layout that has an abundance of closet room. The windows as shown are attractive but this type house will take any style of windows. Specifications as furnished have space for owner to designate style and size of windows in the specifications.

This house is designed for construction without basement and unless otherwise stated plans will be sent out that way.

We recommend the fireplace as shown in any part of the country as this is in reality half the house on a cool rainy day.



FIRST FLOOR (51)

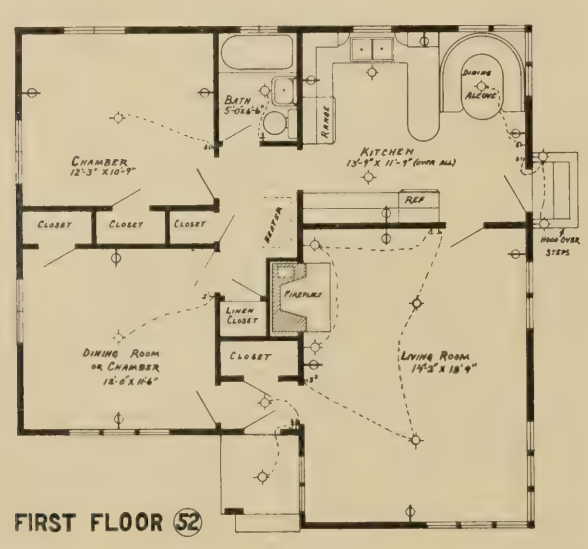
FRONT ELEVATION (ZA)

FLOOR PLANS 51 OR 52 ADAPTED TO THIS ONE

This stucco exterior has found favor in some sections and of course may be varied by changing windows and using a few trellises along with the planting.

This type should be used amongst smilar constructions or makes a fine showing when a fair distance from other types.

Any of these plans may be used for masonry construction, by the contractor simply changing the details on wall construction to fit type of wall used. This is detailed in four separate types of floor constructions, the owner making his choice at the signing of the contract by checking detail to be used.



FIRST FLOOR (52)

AN EXCEPTIONAL KITCHEN and LARGE LIVING ROOM MAKE THIS PLAN A POPULAR ONE FOR A ONE FLOOR PLAN.

ELEVATIONS Z OR Z-A MATCH ABOVE PLAN

SEE PAGE 96 FOR PRICE LIST AND COUPON

UNIT PLANNED AND MAY BE BUILT PART NOW,–BALANCE LATER

WHAT ARE THEY?

"Uni-Planned" plans are so arranged that one may build only the smallest unit of a house absolutely necessary to house the family at present time, but so planned that one knows what he is to build later when materials are available and then additional units may be built as preplanned. They are planned in such a way as to be acceptable in many localities where the building of a small cottage would be obnoxious to neighbors or zoning laws.

WHEN CAN WE BUILD ONE?

These units are designed in such a way that as far as we know there are no restrictions that can prevent you from building the first unit at one time and the balance of house as conditions change. The main object of being "Uni-Planned" is to be sure you are going to have a complete house in the end and that it is to be what you want.

HOW WILL IT WORK OUT?

The fellow who just puts up a small building to start and then wants to build the house later, has most always found out that he didn't build the first part just right or that he did not set it just as he should on the lot. With the "Uni-Planned" system he can look ahead and get the right location on the lot and set his doors and windows to the best advantage and be sure he is right.

Also, he can see the future use of the rooms he builds now so that he has no extra work to convert them when his other chambers are available.

BUILDING PERMITS

With these plans the owner may plan his future with the bank and when he applies for a building permit it is taken out for the whole building. It is not necessary to complete the whole building now and with materials and labor as they are this method will relieve a lot of headaches. Plans, specifications and building permit on file will overcome restrictions on many lots as to size of house.

ADDITIONAL HOUSING AVAILABLE

With only a small chance of building 600,000 full homes in 1946 we think that this method will help house the new families using a great deal less stock and labor than complete units, and giving housing a great deal quicker to thousands of returning veterans.

BETTER HALF A LOAF THAN NONE

Home Sweet Home may be better in a small three room cottage now then to have to wait a couple of years before building, so with "Uni-Planned" houses you have full conveniences with a minimum amount of stock and labor but the assurance that you are on the right track to the full house you desire when conditions warrant expansion.

BEST PRIORITY RATING

With priorities now on materials these first units will surely gain highest rating as they will spread materials and labor over three to eight times as much actual housing as the conventional housing would.

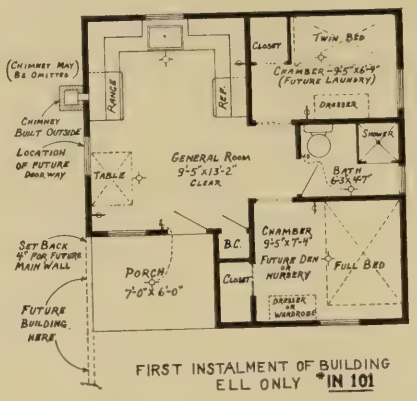
BE ONE OF THE TWENTY

While looking these plans over, try to realize the fact that only one family in twenty that wants a new home this year will get one, so the smaller your present outlay the more apt you are to be one of the lucky ones.

BASEMENTS

Many of these houses are designed without basement,—especially the Ell or first instalment. If a basement is desired but not shown on plan selected be sure to ask for basement plans and we will sketch in stairs at logical point or you may use an outside bulkhead.

FRONT ELEVATION
"INSTALMENT BUILT" *1
ELL ONLY



FIRST INSTALMENT OF BUILDING
ELL ONLY *IN 101

THIS ELL MAY BE USED WITH MANY PLANS – SEE LIST BELOW

This ell unit may be used in final building as shown on opposite page, or may be used with many other plans in this book. The main feature in planning future construction against an ell of this type is to have the first installment built to match whatever building you are eventually to build in exterior shape and style.

The most important relation to final appearance is the shape of the roof or pitch, and second important point is the siding or exterior finish. This of course may later be altered to match main building.

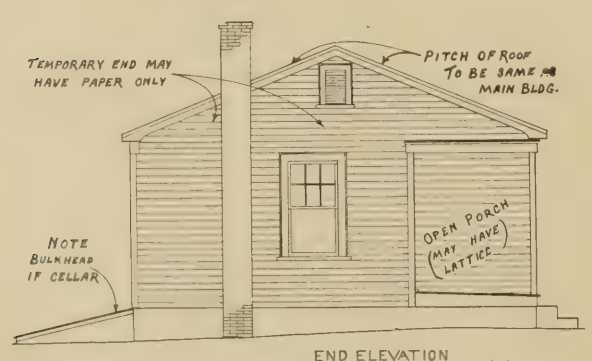
By constructing this ell now as temporary quarters with the future home fully planned ahead you are doing your share to spread available materials and labor to housing for more returned service men and stand a much better chance of getting moved in this year.

The future use of the present chambers is suggested in completed house plan on the opposite page, and as may be seen, this layout is an improvement on many of the plans already shown in the book.

In addition to plans listed below many are adaptable to this dual construction with slight changes, and we will ship any plans ordered in combination with these ells presuming that the owner will check up on layout.

Essentially the problem this year (1946) is to spread the available materials over as many housing units as possible.

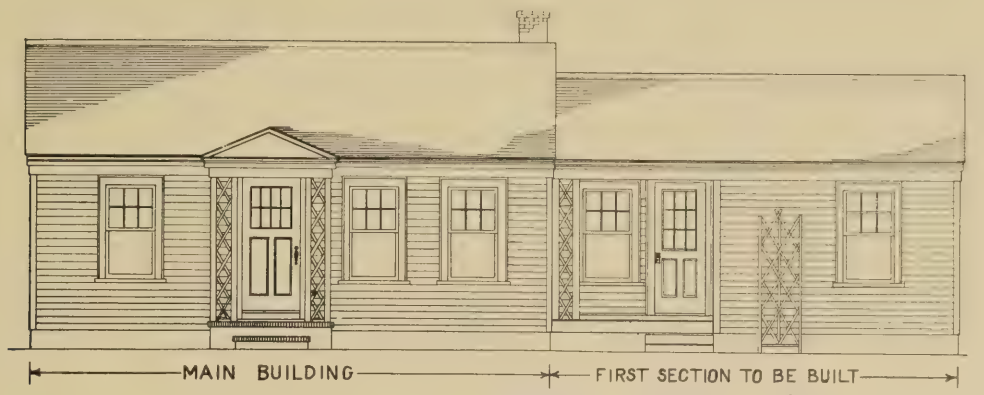
Instalment built homes may not be the solution but it is at least part of the answer.



END ELEVATION
"INSTALMENT BUILT" *1
ELL ONLY

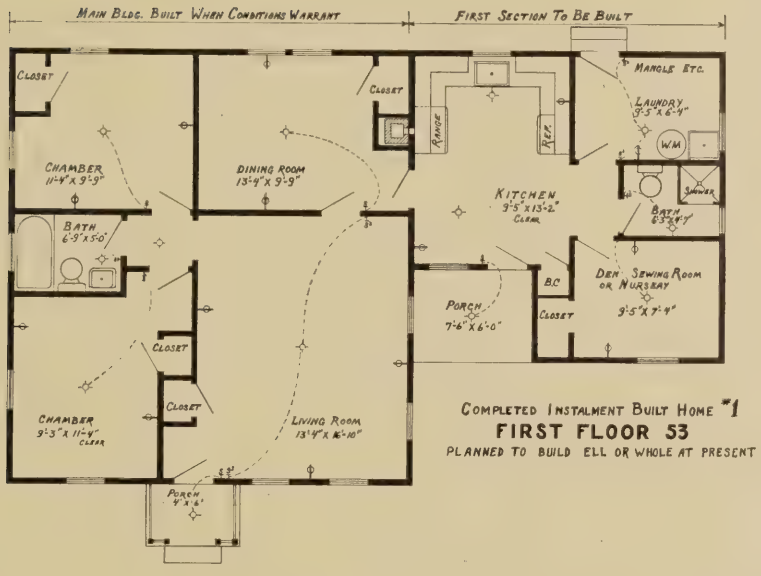
This ell may be used with the complete house on opposite page or the main building of any of the following.

F-9—By using kitchen for dining room.
U-41—Nursery and laundry replace garage.
U-42—Dining room replaces kitchen also.
U-43—Less garage.
U-44—Less garage.
V-41—Less garage.
V-42—Dining room in place of kitchen.
V-43—Less garage.
V-44—Less garage.
W-45—Dining room in place of kitchen.
Instalment built No. 1—Page 69
Instalment built No. 3—Page 73
And Many Others



FRONT ELEVATION ZB

A VERY COMPLETE HOME–GOOD SIZED ROOMS



COMPLETED INSTALMENT BUILT HOME "1
FIRST FLOOR 53
PLANNED TO BUILD ELL OR WHOLE AT PRESENT

The above shows a simple application of the "UNI-PLANNED"—instalment built principle. This idea of building a small building or ell first and building the balance of the house later is not a new idea.

In traveling thru the rural districts of this country you will find that at least 20% of the homes have been developed by this method. These, of course do not always line up to make an architectually perfect building, but we do believe that by preplanning and looking ahead a family can actually accomplish much more good today by building only what is absolutely necessary, and finishing the job later when materials are more plentiful and prices may be lower.

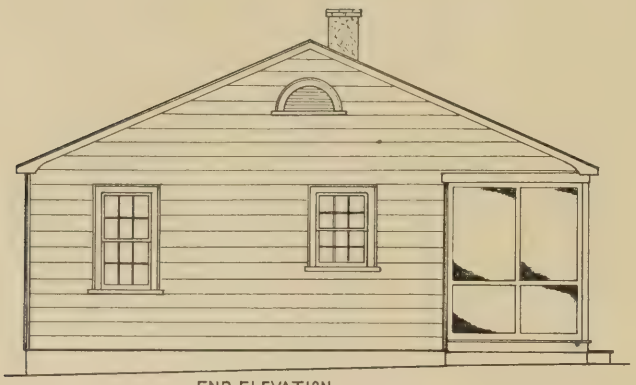
By a thorough analysis of these plans you may see that you will have better accommodations than available in any other way for a period of a year or so.

"UNI-PLANNED" HOUSE PLANS
AT NO EXTRA COST.

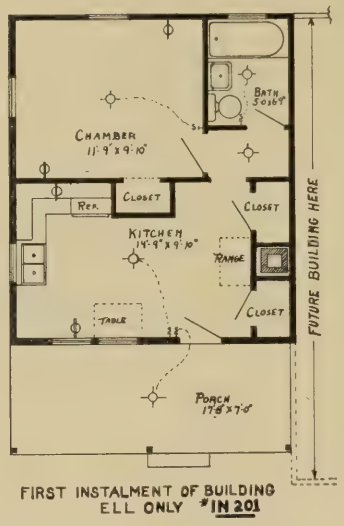
We offer the complete plans and specifications for first instalment or ell as shown on opposite page plus complete plans and specifications for final house selected from list at—

First set of 2 units	7.50
Additional sets	4.00

ORDER AS UNI-PLAN ELL NO. 1 AND PLAN NO. Z-B-53 OR OTHER PLAN AS SELECTED



END ELEVATION
"INSTALMENT BUILT" #2
ELL ONLY



FIRST INSTALMENT OF BUILDING
ELL ONLY #IN 201

THIS WILL START YOU KEEPING HOUSE WITH SMALL EXPENSE

It may well be said that a good start is essential for a good ending. The couple with a small income should consider very seriously the financial conditions they may be compelled to meet in the few years ahead when starting a new home. The more conservative the start the more likely a good ending.

Aside from the present shortages of materials and labor, there are other reasons why these "Uni-Planned" instalment built homes are ideal for a young couple. Maybe you can't see your way clear to build a complete 6 or 7 room house now and carry the financial burden along with your family expenses. Thousands of couples in the past have judged the proposition just that way and have built a small 2 or 3 room house with the idea of "building on" later as rooms are required.

This has resulted in a peculiar built house many times that has no semblance of complete house even when finished, but always has the marks of piece meal constructions.

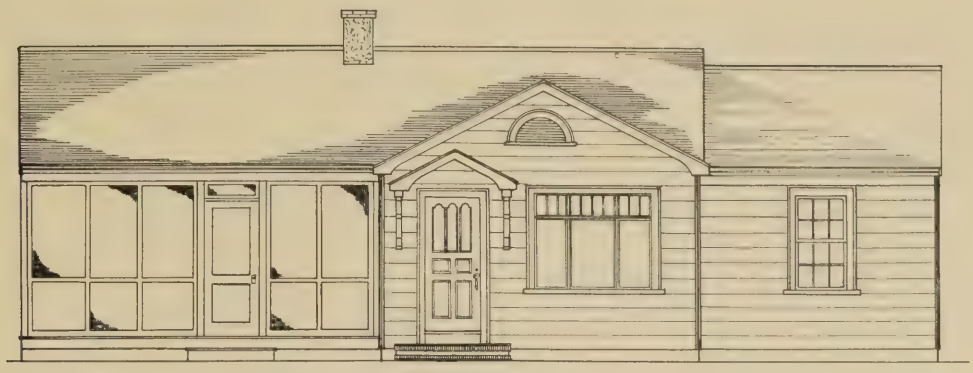
With "UNI-PLANS", planned unit by unit, one is sure of how the complete house is to look when completed and what use is to be made of the space in the original portion.

FRONT ELEVATION
"INSTALMENT BUILT" #2
ELL ONLY

This ell is part of complete house shown on opposite page, and may be combined with many others in the book including the following,—

"UNI-PLANNED COMPLETE HOUSE NO. 4—PAGE 75

H-13—By using kitchen for dining room.
H-15—By combining kitchen and dining room.
J-16-17 or 18—By reversing either ell or house.
K-A—With 21-A or 21-B floor plan.
O—With slight changes with plans 29, 30 or 31.
P—With slight changes with plans 29, 30 or 31.
Q—With slight changes with plans 29, 30 or 31.
R-32—Using kitchen for dining room.
U—By reversing ell or house.
V—By reversing ell or house.
W—By reversing ell or house.
Y-49—Enlarging dining room—Eliminates kitchen.



FRONT ELEVATION (ZC)

3 PHASES OF CONSTRUCTION POSSIBLE—LOOKS FINISHED AT ANY POINT

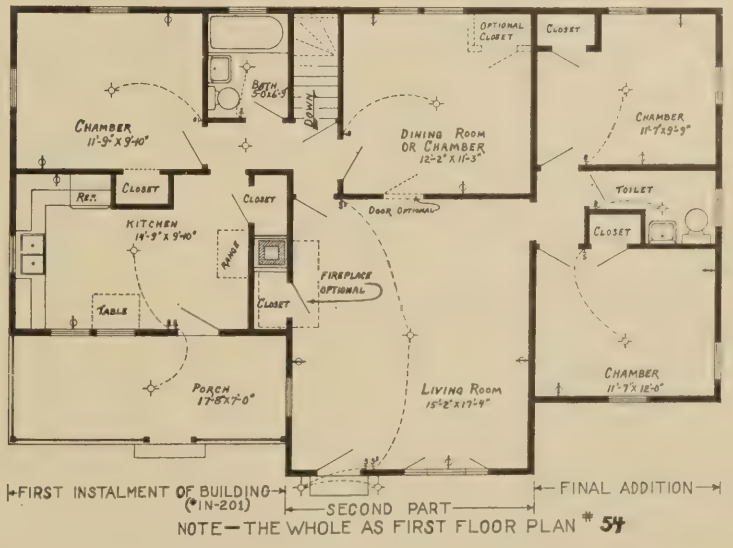
This elevation shows a fine adaptation of the instalment built home, designed to meet the need of the family who must have a place to live immediately and can not get a complete house at present. This plan is very flexible and one can not go wrong by building the ell only to start with, as the final living quarters are ample for a family of even 5 or 6 people, and more if a chamber ell was added at rear. Using original bathroom space as a hallway and having 2 chambers and bath in rear ell. In this way the chambers and bath at right end may be eliminated and house will place on narrow lot.

ORDER AS UNI-PLAN ELL NO. 2 AND PLAN NO. ZC-54 OR OTHER PLAN AS SELECTED

"UNI-PLANNED" HOUSE PLANS AT NO EXTRA COST.

We offer the complete plans and specifications for first instalment or ell as shown on opposite page plus complete plans and specifications for final house selected from list at—

First set of 2 units	7.50
Additional sets	4.00



NOTE—THE WHOLE AS FIRST FLOOR PLAN * 54

STARTING WITH A "UNI-PLANNED" ELL ASSURES FINAL SATISFACTION

AN IDEAL START FOR COUPLE

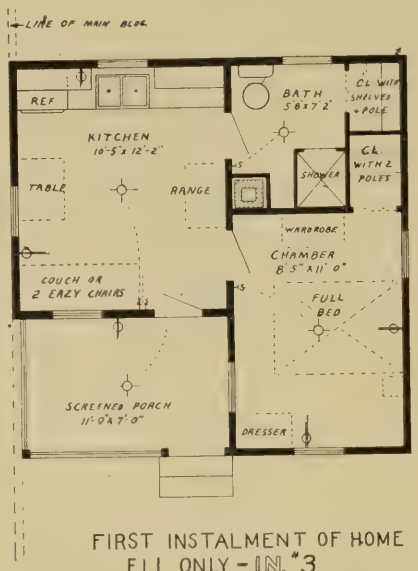
"UNI-PLANNED"—Instalment built ell number three is a very complete accomodation for a couple just starting and affords all the elements for temporary quarters.

This plan is very adaptable to future construction and re-adapts to final uses as shown on opposite page very readily.

Note that chamber has windows on three sides and is of fair size. These sizes may be increased by building the ell a foot or two larger, but care must be taken to have this first instalment of the building line up with the future house. The practical way to enlarge is to lengthen the plan, rather than to make it deeper and then you do not break up the connection line.

This is a very neatly designed cottage in itself and may be set on any lot. The owner may apply for the building permit to construct the whole building now, and build just the ell. This will overcome the criticism from the neighbors and in some cases will override restrictions on size of building that may be built on a certain lot.

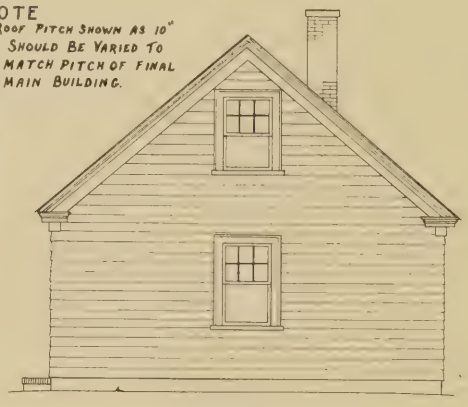
Much can be done to spread the available housing to more people the next year or two by this method of building.



FIRST INSTALMENT OF HOME
ELL ONLY - IN. *3

FRONT ELEVATION
"INSTALMENT BUILT" *3
ELL ONLY

NOTE
Roof Pitch Shown As 10" Should Be Varied To Match Pitch Of Final Main Building.



END ELEVATION
"INSTALMENT BUILT" *3
ELL ONLY

THESE PLANS MAY BE REVERSED TO ATTACH TO OPPOSITE END OF FUTURE BUILDING.

"UNI-PLANNED" HOUSE PLANS AT NO EXTRA COST

We offer the complete plans and specifications for first instalment or ell as shown on this page plus complete plans and specifications for final house selected from list at—

First set of 2 units	7.50
Additional sets	4.00

This ell may be used with the complete house on opposite page or the main building of any of the following.

F-9—By using kitchen for dining room.
U-41—Nursery and laundry replace garage.
U-42—Dining room replaces kitchen also.
U-43—Less garage.
U-44—Less garage.
V-41—Less garage.
V-42—Dining room in place of kitchen.
V-43—Less garage.
V-44—Less garage.
W-45—Dining room in place of kitchen.
Instalment built No. 1—Page 69
Instalment built No. 3—Page 73
And Many Others

ORDER AS "UNI-PLANNED" ELL No. 3 AND PLAN No. U3-55 OR OTHER PLAN AS SELECTED

*"UNI-PLANNED" — A Plan Whereby You Build an Instalment of Your New Home Now and Balance When Conditions Warrant. All from a Prearranged Plan. SEE PAGE 67.

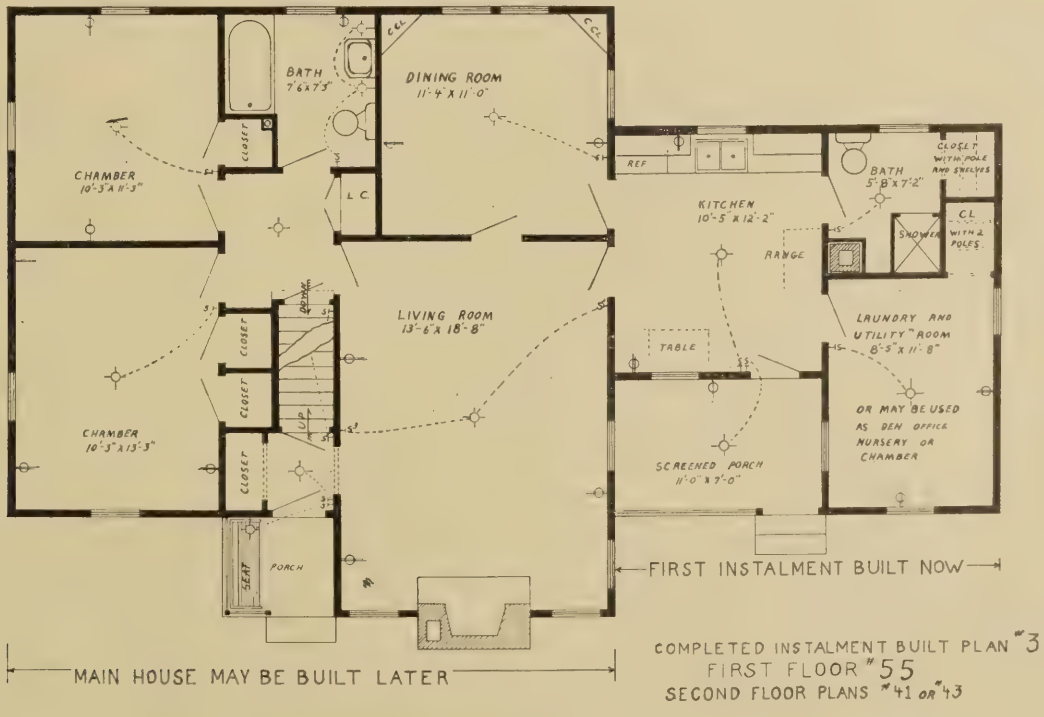
COMPLETE "INSTALMENT BUILT" HOUSE "U-3

WILL TAKE INSTALMENT ELL No. 1 or No. 3

Plan U-3 is a very complete house and is patterned after our regular U house plan. This takes second floor plans numbered 41 and 43 and of course is a very complete unit with first floor only finished.

The elevation may be varied with a straight roof the same as elevation V in regular house plans, which also shows it without fireplace.

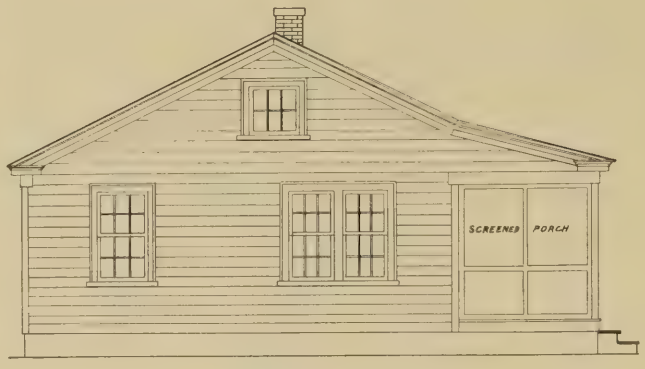
Note abundance of closet space and compact layout of rooms in this plan, the kitchen is the center of activity and the chambers are well isolated from main rooms. A very easy house to heat and care for with a door at the foot of the main stairs. Will take a "Chamber Ell" at rear if additional chambers are required later.



COMPLETED INSTALMENT BUILT PLAN "3
FIRST FLOOR "55
SECOND FLOOR PLANS "41 OR "43

*"UNI-PLANNED" — A Plan Whereby You Build an Instalment of Your New Home Now and Balance When Conditions Warrant. All from a Prearranged Plan. SEE PAGE 67.

FRONT ELEVATION
"INSTALMENT BUILT" #4
ELL ONLY



END ELEVATION
"INSTALMENT BUILT" #4
ELL ONLY

ELL ONLY–A COMPLETE SMALL HOUSE IN ITSELF. – NOTE PLAN

"UNI-PLANNED" ell No. 4 furnishes very complete living quarters in itself and as a matter of fact, makes a fine layout for a camp or summer cottage. This plan is very flexible and as can be seen, furnishes quarters for 3 persons in a very satisfactory manner with plenty of closet space and cupboards for storage of dishes, pots, pans, etc. and in reality can be furnished very economically and have a place for everything where it belongs.

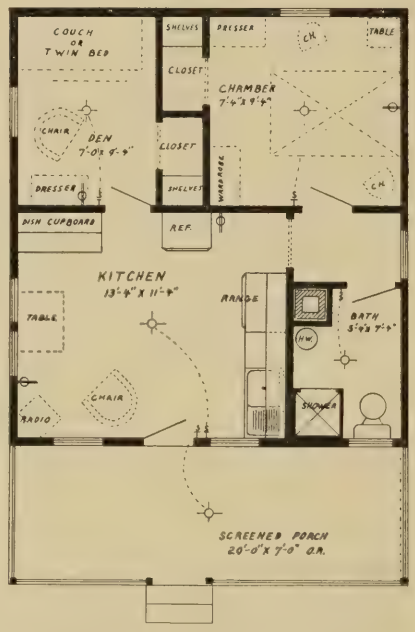
The piazza on this ell furnishes the best part of the house in good weather and may be used for sleeping quarters six months in the year by having a couple of canvas drops arranged to roll up when not in use. In a suburban or country location this gives about the most comfortable sleeping quarters obtainable under any conditions.

These ells may be built with a full basement if desired, and are furnished detailed 2 ways.

First, without a basement with details for four types of floor construction but with wall adjacent to main building going to below cellar floor grade of main building to facilitate final basement construction if wanted on main building.

Second, with full basement with walls detailed in three types of construction and with bulkhead at rear or side of ell for entrance to basement until main building is built at which time the cellar stairs will be a part of the main building.

In cases where the first floor plans of main buildings show no basement stairs and a basement is ordered with the plan, we will furnish an extra first floor plan with the alternate stair locations marked on in red, the owner to select final location of stairs.



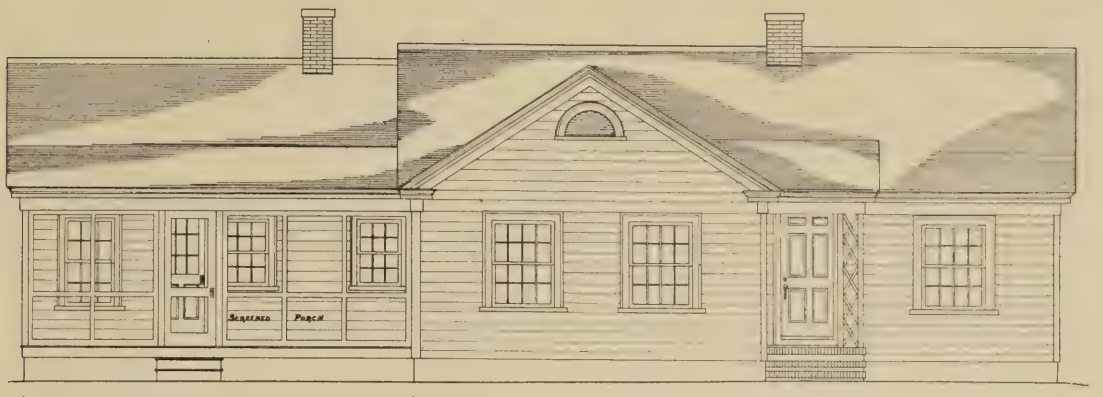
FIRST INSTALMENT OF HOME
ELL ONLY - IN." 4

THIS ELL WILL FIT ANY OF THE PLANS
LISTED WITH ELL NO. 2 ON PAGE 70.
ORDER AS "UNI-PLANNED" ELL NO. 4
AND PLAN NO. ZD-56 OR OTHER
PLAN AS SELECTED.

"UNI-PLANNED" HOUSE PLANS AT NO EXTRA COST

We offer the complete plans and specifications for first instalment or ell as shown on this page plus complete plans and specifications for final house selected from list at—

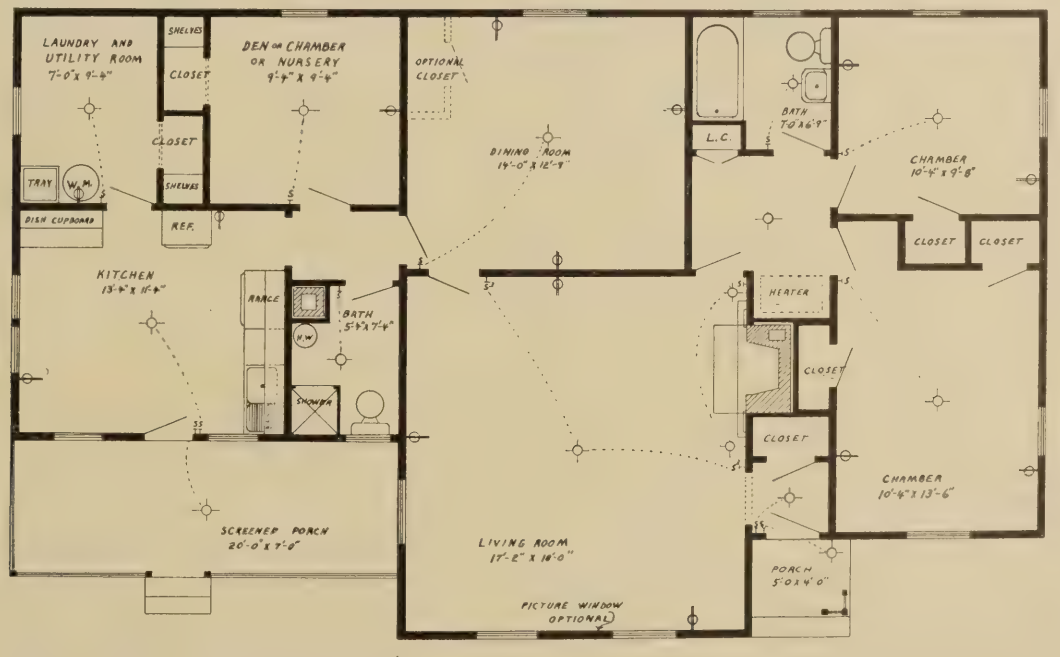
First set of 2 units	7.50
Additional sets	4.00



COMPLETE "INSTALMENT BUILT HOUSE "4

ELEVATION NO. ZD ABOVE TAKES ELL AT REAR

On most of these plans with the kitchen in the ell the ell may be placed at rear of dining room instead of at end as shown. In this way the house will fit a narrower lot and in some cases will give the whole house a better setting on the lot as to exposure and view. It is a simple matter for the contractor to arrange this at time of construction, and the thing most important is to place the ell the proper way on the lot to give desired arrangement in final building.

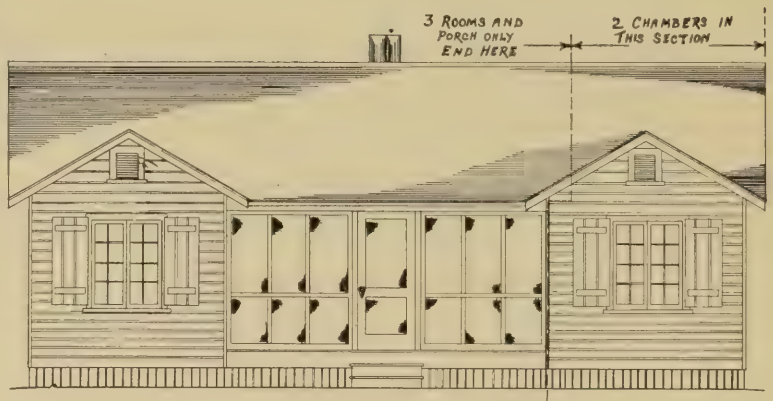


COMPLETED INSTALMENT BUILT PLAN "4
FIRST FLOOR "56

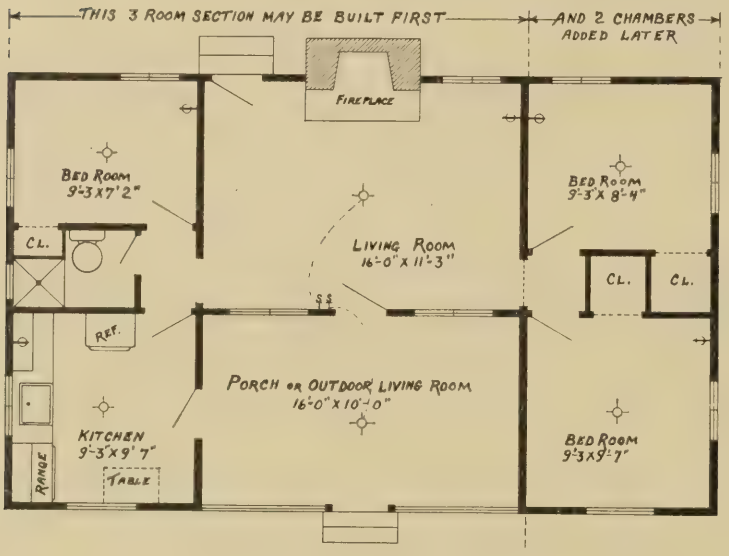
A VERY COMPLETE FLOOR PLAN—HARD TO BEAT.

SEE FOLLOWING PAGES FOR TOURIST CABINS

DESIGNED TO BUILD WHOLE OR PART NOW, THESE COTTAGES ARE THE DIRECT ANSWER TO THE MANY REQUESTS WE HAVE HAD THIS LAST YEAR FOR HOUSES COSTING LESS MONEY. THESE WILL GIVE MORE PEOPLE HOMES SOONER.



FRONT ELEVATION COTTAGE *330



FLOOR PLAN COTTAGE *330

A VERY LOGICAL 3 ROOM COTTAGE IS THE START AND THIS MAY BE LATER EXPANDED TO 5 ROOMS WHEN CONDITIONS WARRANT. THIS IS A COMPACT LAYOUT WITH PORCH THAT IS HALF THE HOUSE IN GOOD WEATHER. ONE GABLE MAY BE OMITTED FROM FRONT IF DESIRED.

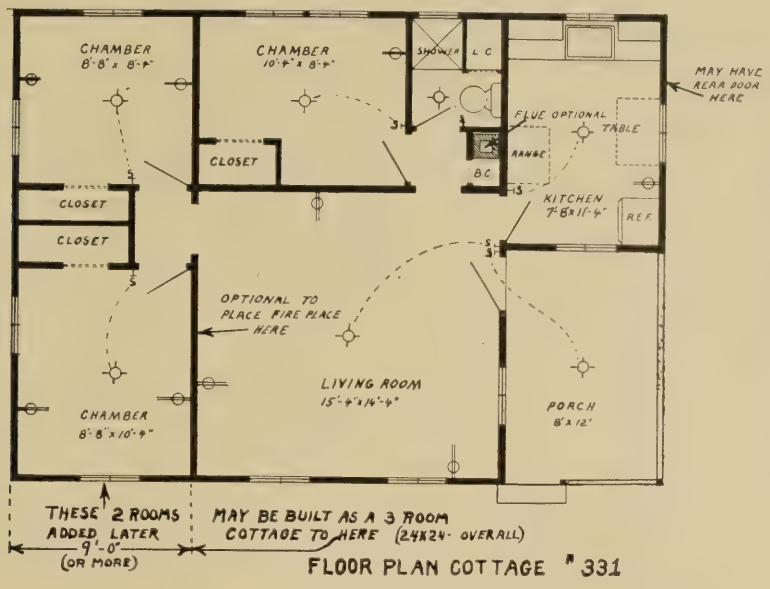
"UNI-PLAN" SET NUMBER 330

Includes complete floor, front elevation, end elevation, foundation plans drawn ¼" scale and detail frame section drawn ½" scale. Full set of specification and fireplace detail included.

Price complete set 5.00
3 sets 10.00

CHECK YES OR NO ON BASEMENT

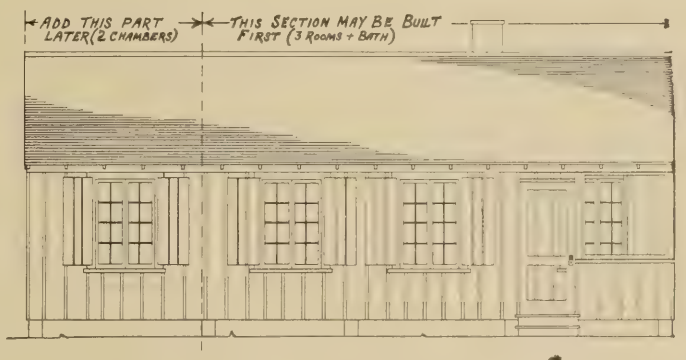
RIGHT END ELEVATION COTTAGE *330



FLOOR PLAN COTTAGE *331

FIRST SECTION A COMPLETE 3 ROOM COTTAGE AND WHOLE MAKES A VERY FINE HOME. 2 CHAMBERS MAY BE MADE A FOOT OR TWO WIDER THAN PLANS CALL FOR IF LARGER CHAMBERS ARE DESIRED. MAY HAVE REAR DOOR OUT OF KITCHEN.

VERTICAL BOARDING AS SHOWN CHEAPEST CONSTRUCTION AND THE MOST AVAILABLE MATERIAL. MAY BE INSULATED WHEN BUILT OR CAN BE FINISHED INSIDE LATER. THIS METHOD WILL SPEED UP LIVING QUARTERS.



FRONT ELEVATION COTTAGE *331

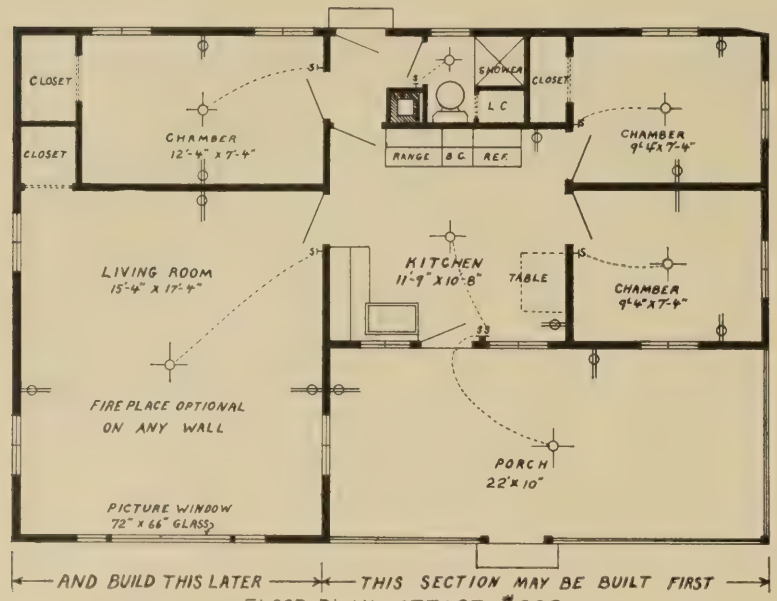
RIGHT ELEVATION COTTAGE *331

"UNI-PLAN" SET NUMBER 331

Includes complete floor, front elevation, end elevation, foundation plans drawn ¼" scale and detail frame section drawn ½" scale. Full set of specification and fireplace detail included.

Price complete set 5.00
3 sets 10.00

CHECK YES OR NO ON BASEMENT

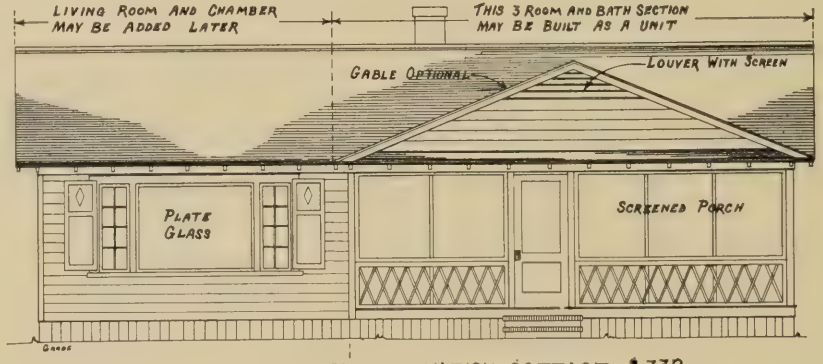


FLOOR PLAN COTTAGE *332

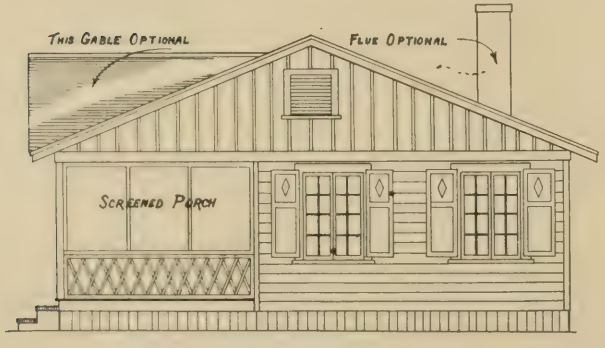
START SMALL BUT COMPLETE

Start with 3 rooms add living room and chamber later—First section a very comfortable unit in its self.—Makes a fine summer cottage or year round house. Furnished detailed for full trench foundation wall, with slab or wood construction on first floor.

Makes a fine looking cottage, —either first section alone or the complete building. May have fireplace at side of living room if desired. Porch easily approached from kitchen and may have door direct from living room.



FRONT ELEVATION COTTAGE *332



RIGHT ELEVATION COTTAGE *332

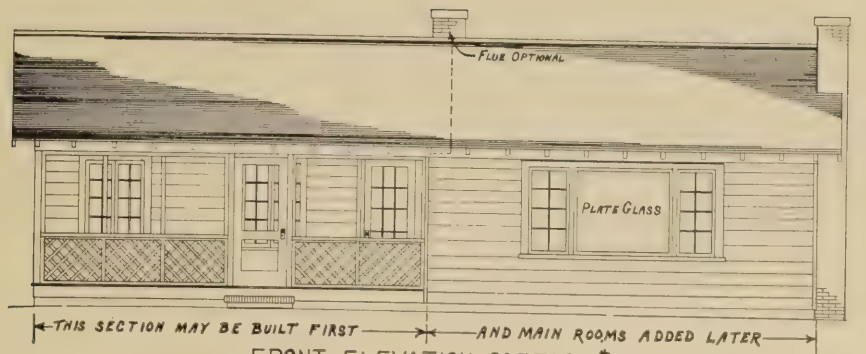
"UNI-PLAN" SET NUMBER 332

Includes complete floor, front elevation, end elevation, foundation plans drawn ¼" scale and detail frame section drawn ½" scale. Full set of specification and fireplace detail included.

Price complete set	5.00
3 sets	10.00

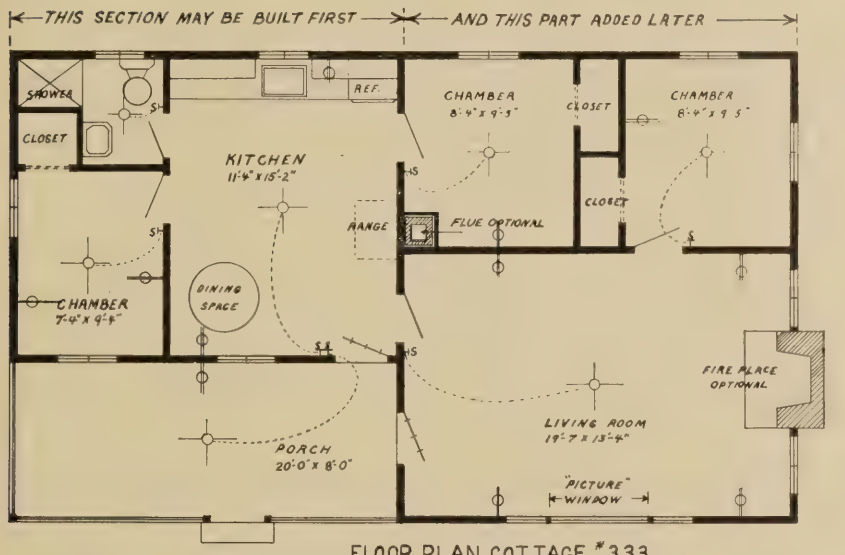
CHECK YES OR NO ON BASEMENT

*"UNI-PLANNED" — A Plan Whereby You Build an Instalment of Your New Home Now and Balance When Conditions Warrant. All from a Prearranged Plan.



FRONT ELEVATION COTTAGE *333

A VERY ADAPTABLE INSTALMENT BUILT COTTAGE



FLOOR PLAN COTTAGE *333

MAY HAVE FULL FOUNDATION WALL
OR SET ON POSTS

First section gives fine temporary quarters while the whole plan makes substantial living quarters for a fair sized family. Closets well arranged and extra large kitchen make for ease of house work.

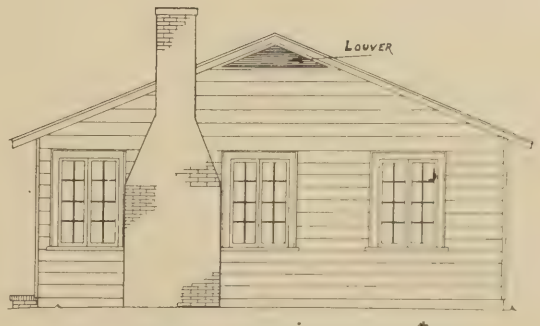
"UNI-PLAN" SET NUMBER 333

Includes complete floor, front elevation, end elevation, foundation plans drawn ¼" scale and detail frame section drawn ½" scale. Full set of specification and fireplace detail included.

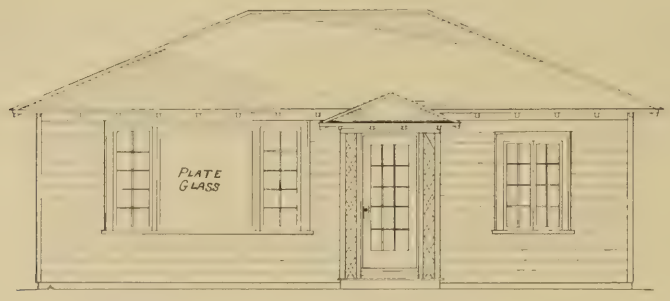
Price complete set 5.00

3 sets 10.00

CHECK YES OR NO ON BASEMENT



RIGHT ELEVATION COTTAGE *333



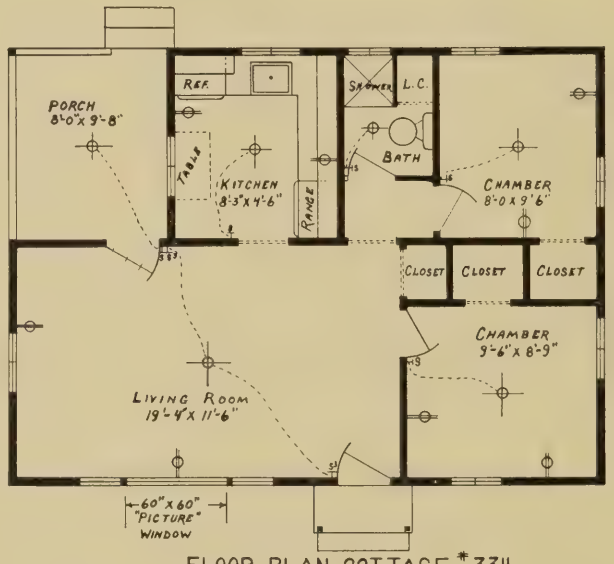
FRONT ELEVATION COTTAGE *334

CONVENTIONAL TYPE FOR ANY LOCATION

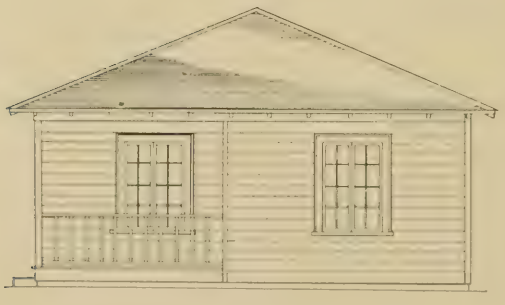
A sedate cottage for a small family or a summer cottage. It has all the conveniences of a modern home and an extra large living room, which is the most essential part of a house to most families.

Three large closets provide good space for clothes, and the kitchen has fine array of cupboards. This house can be arranged with a place for everything.

A porch may be run across the front if desired, and that would make an ideal summer cottage, especially if some sleeping quarters were placed on porch.



FLOOR PLAN COTTAGE *334



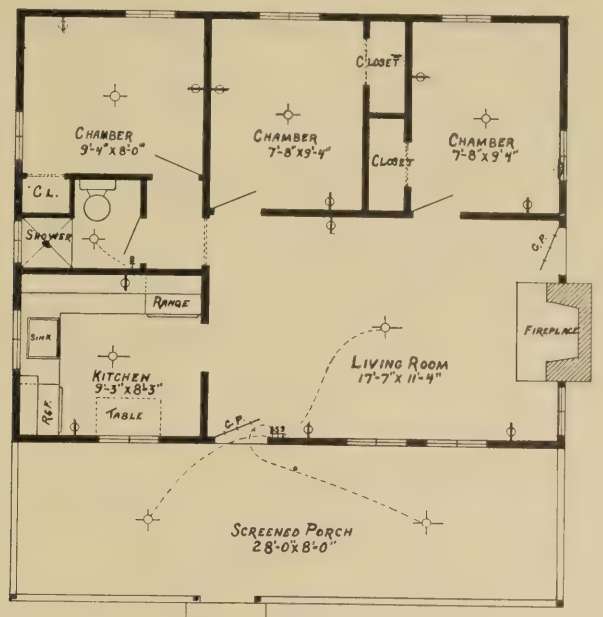
LEFT END ELEVATION *334

PLAN SET NUMBER 334

Includes ¼" scale drawings of 1st floor, front elevation, end elevation, foundation layout and ½" scale drawing of frame detail section with complete specifications.

Price detailed on posts—1 Set 4.00
3 Sets 7.00

Slab floor and foundation plans $1.00 extra per order.

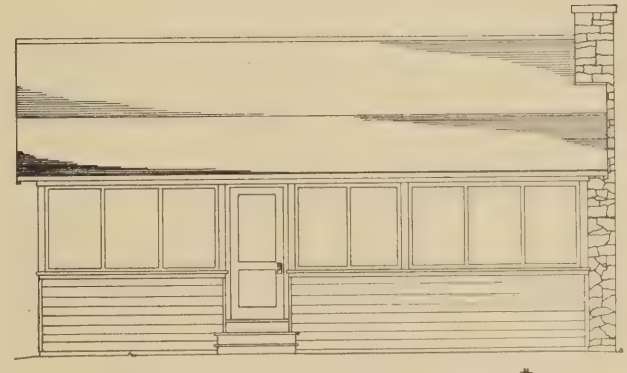


FLOOR PLAN COTTAGE *335

A SENSIBLE 5 ROOM COTTAGE

A full sized cottage with three chambers and good closet space will accomodate a good sized family. Kitchen is placed handy to porch, and the whole plan is arranged for ease of housekeeping.

Porch is best part of house in good weather, and fireplace takes care of the cold damp days. Fireplace may be stone or brick, plan details both styles. Note the extra fine living room.



FRONT ELEVATION COTTAGE *335

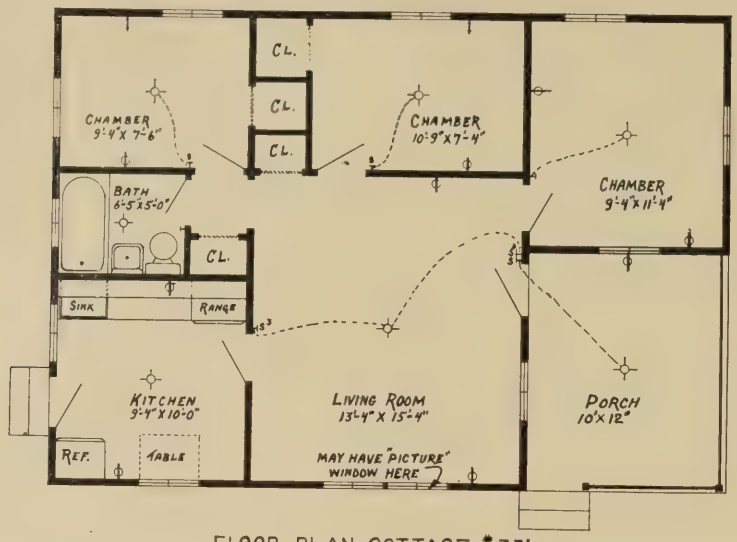
RIGHT END ELEVATION COTTAGE *335

PLAN SET NUMBER 335

Includes 1/4" scale drawings of 1st floor, front elevation, end elevation, foundation layout and 1/2" scale drawing of frame detail section with complete specifications.

Price detailed on posts—1 Set 4.00
3 Sets 7.00

Slab floor and foundation plans $1.00 extra per order.



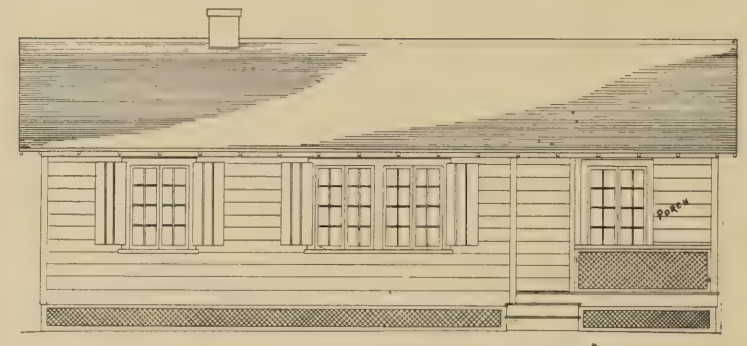
FLOOR PLAN COTTAGE *336

A LOGICAL PLAN FOR ONE NEEDING 3 CHAMBERS

Cottage No. 336 has been designed for the ones who want to live where they can see what is going on. The layout is novel in the fact that your living quarters all face the front, and that you have three chambers.

A chimney is shown on elevations that may be added in bath hallway that would give flue for kitchen or living room.

This makes a fine cottage for summer or year round. Order with or without full foundation.



FRONT ELEVATION COTTAGE *336

RIGHT ELEVATION COTTAGE *336

PLAN SET NUMBER 336

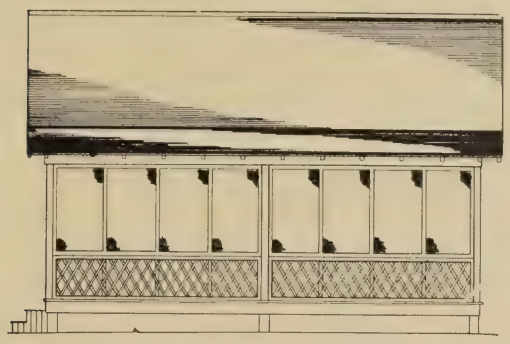
Includes ¼" scale drawings of 1st floor, front elevation, end elevation, foundation layout and ½" scale drawing of frame detail section with complete specifications.

Price detailed on posts—1 Set 4.00

3 Sets 7.00

Slab floor and foundation plans

$1.00 extra per order.

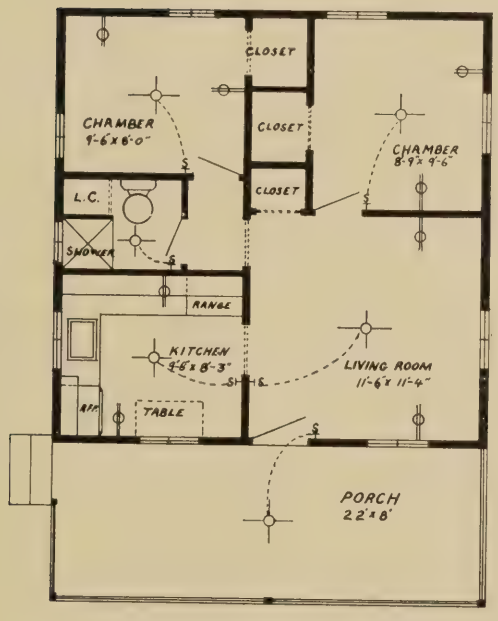


FRONT ELEVATION COTTAGE #337

RIGHT END ELEVATION COTTAGE #337

ECONOMICALLY BUILT WITH VERTICAL BOARDING – WELL PLANNED

22 x 22 PLUS PORCH WITH 2 CHAMBERS AND BATH



FLOOR PLAN COTTAGE #337

This is the type of cottage that has sort of grown on the lakes and summer spots throughout the country. The same is true today as years ago, you simply get the most room for your money with this layout. Also, if on a lake, the kitchen faces the front and also is handy for serving meals or lunches on the large porch. This porch is in reality half the building for summer use.

This building may be detailed for slab floor construction with foundations if desired for year round use. Unless specified, plans will be detailed for concrete post foundations, which may be covered with lattice if desired.

This plan gives plenty of closet space, and kitchen is arranged for complete living comfort.

ABOVE PLAN HAS FINE CLOSET SPACE AND KITCHEN CABINET ROOM. MAY HAVE FLUE AT END OF BATH HALL IF DESIRED, BY REVERSING BATH LAYOUT.

PLAN SET NUMBER 337

Includes ¼" scale drawings of 1st floor, front elevation, end elevation, foundation layout and ½" scale drawing of frame detail section with complete specifications.

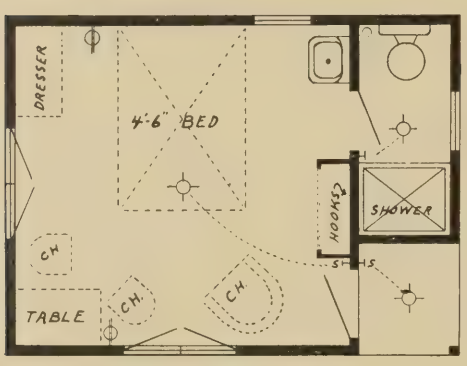
Price detailed on posts—1 Set 4.00
3 Sets 7.00

Slab floor and foundation plans $1.00 extra.

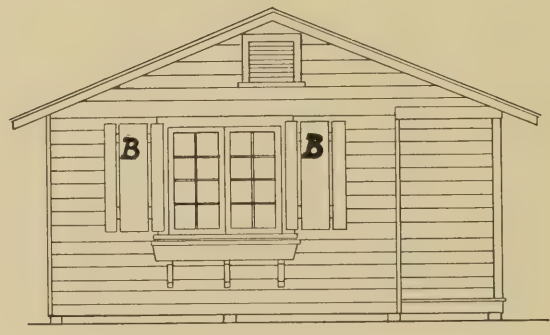
TOURIST and RENTAL CABINS

The cabins shown on following pages are a fair example of this class of construction for investment purposes. The types of exterior finish and siding may be varied by the specifications furnished and of course we all know that one third of the assets of a rental cabin is the location—one third the environment or way the property is laid out and planted and the cabin itself must be essentially clean and comfortable.....In other words — the best looking group of cabins gets the business and publicity.

THE EVER POPULAR SINGLE CABIN



FLOOR PLAN 1612



FRONT 1612

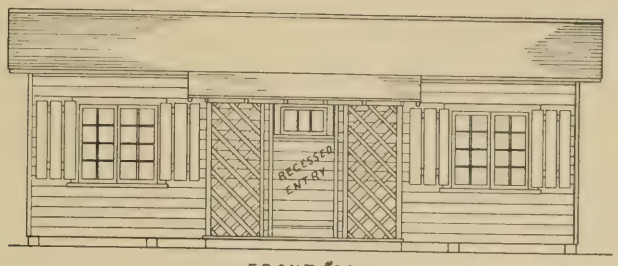
This is a fair example of the simple cabin, built to get the best return for the money invested. Placed in rows or a circle with a parking space between them, this layout has the recessed entrance, which has become popular as it allows direct entrance from front or side onto a shelter in case of storm. Size may be varied, and as stated above, the decorative part is mostly up to the owner's initiation and resources.

END 1612

For plans and specifications order Cabin Plans Number 1612. This will include ¼" scale end and front elevations, floor plans, post layout and ½" scale section.

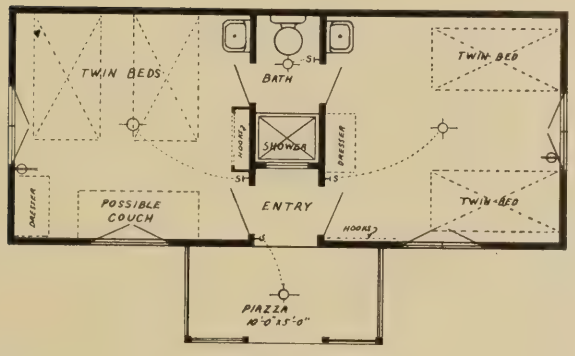
Price—1 Set 2.00
3 Sets 3.00

Plans and specifications are necessary for GI and FHA loans



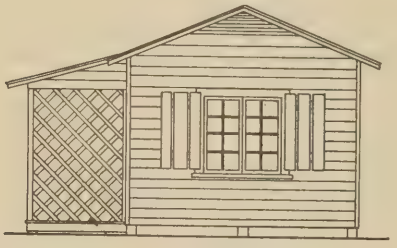
FRONT #2812

The twenty eight foot frontage on this cabin throws the effect of spacious quarters and a large development. For overnight accommodations this can not be beat for cost per unit.



FLOOR PLAN #2812

TAKES TWIN OR FULL BEDS — WILL SLEEP THE MOST PEOPLE FOR THE MONEY INVESTED.



END #2812

SHALLOW DEPTH IDEAL FOR SIDE HILL CONDITIONS — MAKES GRADING EASIER ON ANY LOCATION.

This type of cabin set in a semi circle makes a fine showing from the highway and with a few lights on at night will look like a village.

The secret of success in cabins is the impression to people traveling by, and a few signs a short distance from the location. People seldom turn around and go back, so be sure they know when they reach yours.

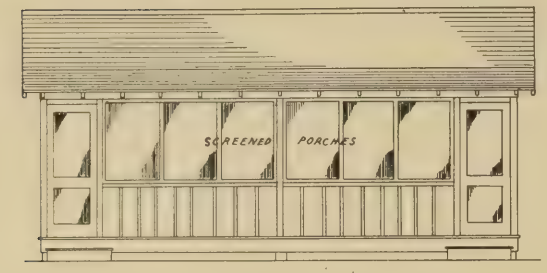
Order Cabin Plans Number 2812 which include floor plan, 2 elevations, foundation layout all ¼" scale and section drawing ½" scale. Also full detailed specifications.

Price 1 Set 3.00
3 Sets 5.00

ECONOMICALLY PLANNED – A PLACE FOR EVERYTHING

A REAL INVESTMENT DESIGN

OF LOW FIRST COST.



FRONT # 2430

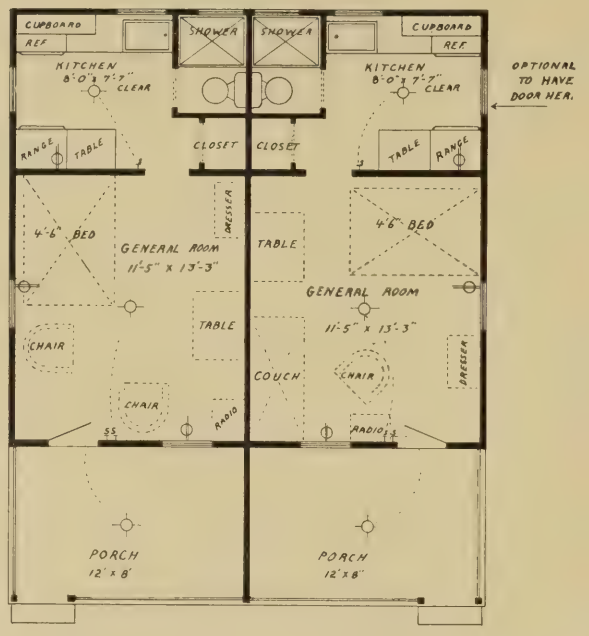
A FEW TRELLISES AND A

GOOD PLANTING JOB WILL SET

THIS COTTAGE WITH THE BEST.

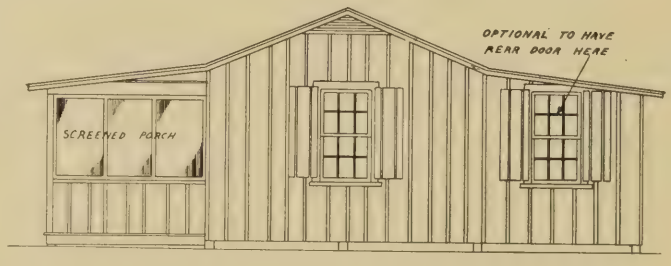
This cottage is shown with vertical boarding and a batten or strip over the joints on outside wall. This is a very reasonable cost construction and may be later finished up inside with plaster or insulating board. Our details show stud construction on this cottage for vertical boarding, but, of course, the carpenter may easily frame the conventional way for horizontal boarding or siding. An enclosed rail on piazza as shown above saves a lot on screen wire in the course of a few years.

Note the grouped plumbing in this layout. We recommend a rockwool insulation in center partition on this type cottage to deaden sound from one side to the other, and this partition should go thru to roof. This type cottage requires no ceilings as the partition plate at rear of living room carries rafters for both rear and center section. A level ceiling may be put in living room, but the high ceiling to roof line gives good ventilation with louver at gables in end of building.



FLOOR PLAN DUPLEX COTTAGE #2430

A VERY COMPLETE LAYOUT RELATIVE POSITION OF FURNITURE AS SHOWN IS LOGICAL FOR RENTAL AT SMALL OUTLAY.

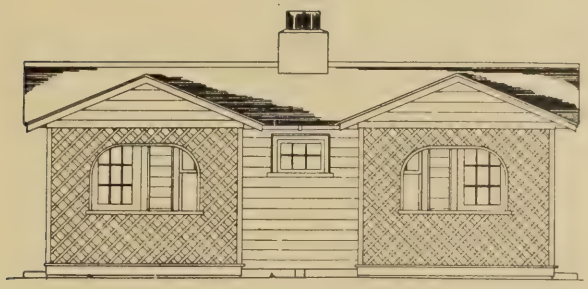


END # 2430

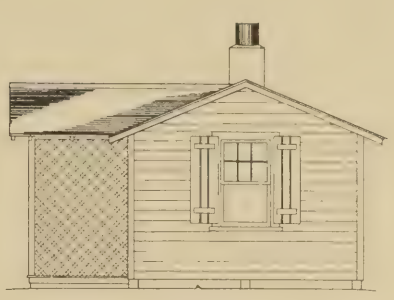
Plans for Cottage Number 2430 include foundation layout for concrete or wood posts—floor plan—front elevation—end elevation—sectional framing plan and complete specifications. Order as plan number 2430.

First Set	5.00
3 Sets	10.00

SEPARATE QUARTERS WITH FIREPLACES AND TOILETS

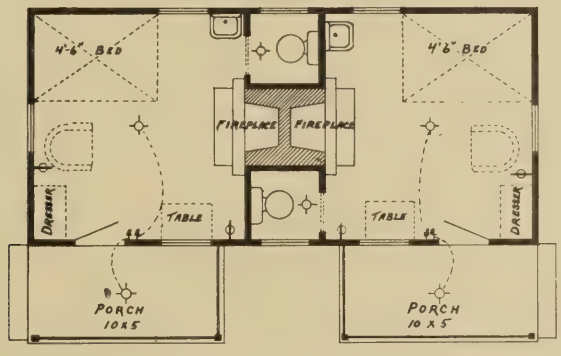


FRONT *2612



END *2612

EXTERIOR TRIM AND LATTICE MAY BE VARIED TO GIVE EACH CABIN AN INDIVIDUAL APPEARANCE



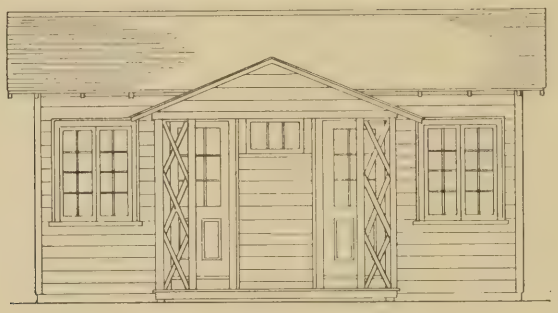
FLOOR PLAN *2612

The cabin shown here is of very simple design and yet furnishes fine quarters. The fireplace design is very simple and can be built by anyone who has a little experience around buildings. Very compact and easy to care for. Windows may, of course, be swinging type instead of double hung.

ORDER AS CABIN PLANS NUMBER 2612

Plans include 1/4" scale foundation layout, floor plan,—front elevation, end elevation, 1/2" scale frame detail section and fireplace detail sheet.

Price—First Set 3.00
3 Sets for 5.00



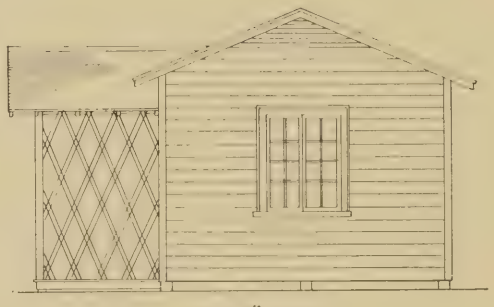
FRONT #2012

VERY LITTLE STOCK AND LABOR IN THIS ONE.

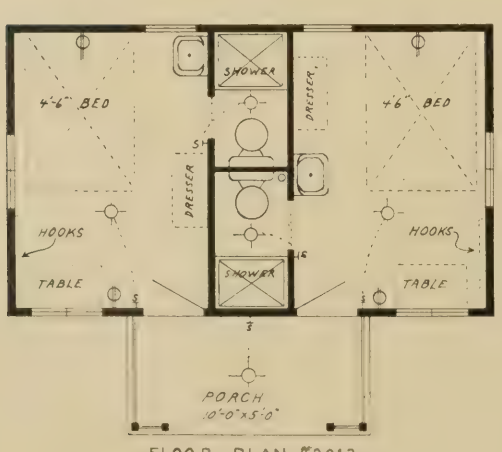
SHORT FRONTAGE IS VERY SUITABLE FOR SMALL LOTS.

BUILD IN GROUPS TO CUT COST

The costs of construction may cut considerable on any type of building if buying is in quantities and the workers have a duplication of operations, that is, after building one building the second goes a little faster, and each succeeding one will show still more saving on labor. That is the spirit of production, and even on small operations if the same man does the same job each time, the saving is great in labor.



END #2012



FLOOR PLAN #2012

ORDER AS CABIN NUMBER 2012

This set also includes ¼" scale drawings of first floor—front elevation—end elevation—foundation plans and ½" scale frame detail section.

Price—One Set 3.00

3 Sets for 5.00

Instructions

ON FOLLOWING PLAN LIST OF STANDARD HOUSE PLANS

While the following list may seem complicated it is drawn up to facilitate the combining of various plans shown in the book to give one the advantages of particular plans with the desired exteriors.

The proper way to select a plan is to have pretty well made up your mind as to type of house wanted and number of chambers desired first.

Then run thru the book and pick out an elevation that hits your eye and look at the plan list. The first letters of the plan number are the elevation type and the first number is the first floor plan with the second floor plan the last figure in number.

With this in mind you can tell from plan list the number of rooms and chambers any one combination will give you, the size of the building and ell and as to garage attached.

By running thru the book a few times you can pretty well tie down to a choice of two or three elevations and then pick out the floor plans best fitted to your needs. Remember, the use of ells on rear or end will solve your chamber problems if a small house is desired and with houses like automobiles, the large ones are pretty well out of style.

If special items such as fireplaces, etc. do not show up in plans desired ask for optional plans for these items. We can furnish standard sheets on various items as per list on page 96.

Plan List - Standard House Plans

SEE PAGES 67 THRU 88 FOR OTHER PLANS

PLAN NUMBER	NUMBER ROOMS	NUMBER CHAMBERS	SIZE HOUSE	SIZE ELL	GARAGE INCLUDED?	REMARKS
A-1-1	7½	4	31 x 26	8 x 14	No	Type A elevation—Dutch Colonial
A-1-2	7½	4	31 x 26	8 x 14	No	Fine master chamber—and closets
A-1-3	8	5	31 x 26	8 x 14	No	Reverses upstairs bath room
A-2-1	7½	4	31 x 26	8 x 14	No	Note fine chamber downstairs
A-2-2	7½	4	31 x 26	8 x 14	No	Lots of closet room for everyone
A-2-3	8	5	31 x 26	8 x 14	No	Reverses upstairs bath room
A-3-1	7½	4	31 x 26	8 x 14	No	Reverses upstairs bath room
A-3-2	7½	4	31 x 26	8 x 14	No	Reverses upstairs bath room
A-3-3	8	5	31 x 26	8 x 14	No	Rear entry and laundry room big assets
B-1-1	7½	4	31 x 26	8 x 14	No	False gable trim gives colonial style
B-1-2	7½	4	31 x 26	8 x 14	No	Fine front entrance
B-1-3	8	5	31 x 26	8 x 14	No	Reverses bath room upstairs
B-2-1	7½	4	31 x 26	8 x 14	No	Attic stairs not required
B-2-2	7½	4	31 x 26	8 x 14	No	Laundry unit may be used in place of tub downstairs
B-2-3	8	5	31 x 26	8 x 14	No	Reverses bath room upstairs
B-3-1	7½	4	31 x 26	8 x 14	No	Reverses bath room upstairs
B-3-2	7½	4	31 x 26	8 x 14	No	Reverses bath room upstairs
B-3-3	8	5	31 x 26	8 x 14	No	A fine 8 room house
C-1-1	7½	4	31 x 26	8 x 14	No	A good square colonial type
C-1-2	7½	4	31 x 26	8 x 14	No	Attic stairs permissible
C-1-3	8	5	31 x 26	8 x 14	No	Reverses bath room upstairs
C-2-1	7½	4	31 x 26	8 x 14	No	May have closet in downstairs chamber
C-2-2	7½	4	31 x 26	8 x 14	No	C elevation has large attic
C-2-3	8	5	31 x 26	8 x 14	No	Reverses bath room upstairs
C-3-1	7½	4	31 x 26	8 x 14	No	Reverses bath room upstairs
C-3-2	7½	4	31 x 26	8 x 14	No	Reverses bath room upstairs
C-3-3	8	5	31 x 26	8 x 14	No	8 rooms and large attic
D-4-4	7	4	32 x 26	8 x 14	Yes	Can have kitchen chimney if desired
D-5-4	7	4	32 x 26	8 x 14	Yes	Kitchen at front as desired by some
D-5A	5	2	32 x 26	8 x 14	Yes	Order with or without basement
DA-4-4	7	4	32 x 26	8 x 14	Yes	No dormer in chamber
DA-5-4	7	4	32 x 26	8 x 14	Yes	No dormer in chamber
DA-5A	5	2	32 x 26	8 x 14	Yes	Check Yes or No on basement question
E-6-6	5	2	30 x 22		No	Series E-6 takes windway and garage at end
E-6-7	5	2	30 x 22		No	No front dormers—can have rear ell
E-6-8	5	2	30 x 22		No	No front dormers—good chambers
E-7-6	5½	2	30 x 22		No	Fine first floor layout
E-7-7	5½	2	30 x 22		No	No front dormers
E-7-8	5½	2	30 x 22		No	No front dormers
E-8-6	5½	2	30 x 22		No	Can use any front entrance
E-8-7	5½	2	30 x 22		No	7 and 8 1st floor take rear garage
E-8-8	5½	2	30 x 22		No	Fine for a corner lot—no dormers on front
F-9-9	6½	3	32 x 26	8 x 10	Yes	Can have kitchen chimney
F-10-9	7	4	32 x 26	8 x 10	Yes	Kitchen chimney goes thru storeroom
F-10A-9	7½	4	32 x 26	8 x 14	Yes	Front kitchen—Lots of closets
F-10B-9	9½	3	32 x 26	8 x 14	Yes	Extra fine chambers—Note laundry
FA-9-9	6½	3	32 x 26	8 x 14	Yes	May have dormer at front
FA-10-9	7	4	32 x 26	8 x 14	Yes	Could have full bath first floor
FA-10A-9	7½	4	32 x 26	8 x 14	Yes	Omit stairs if no chambers uptairs
FA-10B-9	9½	6	32 x 26	8 x 14	Yes	Full of closets and storage space
FB-9-9	6½	3	32 x 26	8 x 14	Yes	May have utility room same as 10-A

SEE INSTALMENT BUILT HOMES and COTTAGES PAGES 67 TO 88 NOT LISTED IN THIS LIST

PLAN LIST – Continued

PLAN NUMBER	NUMBER ROOMS	NUMBER CHAMBERS	SIZE HOUSE	SIZE ELL	GARAGE INCLUDED?	REMARKS
FB-10-9	7	4	32 x 26	8 x 14	Yes	Full bath possible downstairs same as 10-A
FB-10A-9	7½	4	32 x 26	8 x 14	Yes	These houses may have full, part or no basement
FB-10B-9	9½	6	32 x 26	8 x 14	Yes	Specify on order Yes or No on basement
G-11-11	6½	3	31 x 24		Yes	G series takes any front entrance or garage
G-11-12	6½	3	31 x 24		Yes	Plenty of closet and storage space
G-11-13	6	3	31 x 24		Yes	Alters position of chimney upstairs
G-12-11	6½	3	31 x 24		Yes	Large entry—lots of closets
G-12-12	6½	3	31 x 24		Yes	Ideal small house layout
G-12-13	6	3	31 x 24		Yes	Alters chimney upstairs
G-13-13	6	3	31 x 24		Yes	No. 13 first floor places garage at left side
G-14-14	6	3	31 x 24		Yes	#14 1st fl. takes windway & garage either rear or right
G-14-15	6	3	31 x 24		Yes	State location of windway and garage desired
G-14-18	6	3	31 x 24		Yes	An economical unit to build and maintain
G-15-11	7	4	31 x 24		Yes	Alters chimney layout upstairs
G-15-12	7	4	31 x 24		Yes	Alters chimney layout upstairs
G-15-13	7	4	31 x 24		Yes	Alters chimney layout upstairs
G-15-14	7	4	31 x 24		Yes	A compact house—small rooms
G-15-15	7	4	31 x 24		Yes	Will accomodate quite a family
G-15-17	7	4	31 x 24		Yes	Downstairs bath could be laundry
G-15-18	7	4	31 x 24		Yes	#15 first floor is complete unit on one floor
G-16-12	6½	3	31 x 24		Yes	Alters bath and chimney layout
G-16-13	6	3	31 x 24		Yes	Alters chimney layout upstairs
G-16-16	6	3	31 x 24		Yes	Rear ell on page 37 fits most of these plans
G-17-11	5½	2	31 x 24		Yes	No. 17 first can be rearranged for corner lot.
G-17-12	5½	2	31 x 24		Yes	Alters bath and chimney upstairs
G-17-13	5	2	31 x 24		Yes	Alters bath and chimney layout upstairs
G-18-13	6	3	31 x 24		Yes	Bath tub downstairs may be replaced with laundry unit
G-18-14	6	3	31 x 24		Yes	Another good corner layout
G-18-15	6	3	31 x 24		Yes	Size of any plan may be increased for larger rooms
G-18-18	6	3	31 x 24		Yes	An economical house to build and live in
G-12A-11	6½	3	31 x 24		Yes	May have utility room at rear of windway
G-12A-12	6½	3	31 x 24		Yes	12A has plenty of closet space
G-12A-13	6	3	31 x 24		Yes	Kitchen well laid out
G-12B	5	2	31 x 24	23 x 12	Yes	Fine first floor layout—No upstairs
GA-11-11	6½	3	31 x 24		Yes	Fine front piazza—may have standard windows
GA-11-12	6½	3	31 x 24		Yes	With front piazza and windway lots of outdoor space
GA-11-13	6	3	31 x 24		Yes	Utility room may be added at rear of windway as 10-A
GA-12-11	6½	3	31 x 24		Yes	Large entry—Plenty of closets
GA-12-12	6½	3	31 x 24		Yes	Ideal kitchen—A place for everything
GA-12-13	6	3	31 x 24		Yes	Bathroom upstairs altered by chimney
GA-12A-11	6½	3	31 x 24		Yes	Everything on the first floor for small family
GA-12A-12	6½	3	31 x 24		Yes	Could have utility room at rear of windway
GA-12A-13	6	3	31 x 24		Yes	Slight change in upstairs for chimney
GA-12B	5	2	31 x 24	23 x 12	Yes	All on one floor—No second floor
GA-13-13	6	3	31 x 24		Yes	Takes a large family for size of house
GA-14-14	6	3	31 x 24		Yes	Ell at rear would make 3 chambers 1st floor
GA-14-15	6	3	31 x 24		Yes	Closet may be placed in downstairs chamber
GA-14-18	6	3	31 x 24		Yes	Type GA gives plenty of outdoor living space
GA-15-11	7	4	31 x 24		Yes	Windway and garage may be placed at rear only
GA-15-12	7	4	31 x 24		Yes	A good corner house—May be reversed
GA-15-13	7	4	31 x 24		Yes	Number 15 first floor has rear door at rear
GA-15-14	7	4	31 x 24		Yes	Maximum chambers for dollars invested
GA-15-15	7	4	31 x 24		Yes	We advise full basements with this type house
GA-15-17	7	4	31 x 24		Yes	If not finished upstairs closet in place of stairs

SEE INSTALMENT BUILT HOMES and COTTAGES PAGES 67 TO 88 NOT LISTED IN THIS LIST

PLAN LIST – Continued

PLAN NUMBER	NUMBER ROOMS	NUMBER CHAMBERS	SIZE HOUSE	SIZE ELL	GARAGE INCLUDED?	REMARKS
GA-15-18	7	4	31 x 24		Yes	No dormers called for upstairs
GA-16-12	6½	3	31 x 24		Yes	Laid out for ease of house work
GA-16-13	6	3	31 x 24		Yes	Takes 2 room ell in fine shape
GA-16-16	6	3	31 x 24		Yes	Number 16 first floor takes windway and garage at rear
GA-17-11	5½	2	31 x 24		Yes	Extra large living room
GA-17-12	5½	2	31 x 24		Yes	Windway may have entry with closets or utility room
GA-17-13	5	2	31 x 24		Yes	Laundry handy to kitchen
GA-18-13	6	3	31 x 24		Yes	Windway and garage fit end or rear
GA-18-14	6	3	31 x 24		Yes	Makes a fine corner house
GA-18-15	6	3	31 x 24		Yes	Fine closet space
GA-18-18	6	3	31 x 24		Yes	Pick out style windway and garage wanted
GB-12A	4	1	31 x 24		Yes	Should be planned to add ell for more chambers
GB-12B	5	2	31 x 24	23 x 12	Yes	Could have 2 chambers in larger ell—No upstairs
GB-14	4	1 or 2	31 x 24		Yes	Laundry can be placed in rear section of windway
GB-15	5	2	31 x 24		Yes	Snug house for a family of three.—Add ell later
GB-18	4	2	31 x 24		Yes	Order with or without basement
H-11-11	6½	3	31 x 24		No	Has entry and closet only at rear door
H-11-12	6½	3	31 x 24		No	Fine kitchen—will take any front entrance
H-11-13	6	3	31 x 24		No	Alters chimney layout
H-12-11	6½	3	31 x 24		No	H-12 series entry only at rear door
H-12-12	6½	3	31 x 24		No	A very complete unit
H-12-13	6	3	31 x 24		No	Alters chimney layout
H-13-13	6	3	31 x 24		No	A very complete house
H-14-14	6	3	31 x 24		No	An economical house
H-14-15	6	3	31 x 24		No	Varies wall space in chambers
H-15-11	7½	4	31 x 24		No	Alters bath and chimney upstairs
H-15-12	7½	4	31 x 24		No	Alters chimney and bath second floor
H-15-13	7	4	31 x 24		No	Alters chimney and bath second floor
H-15-14	7	4	31 x 24		No	Rear door on rear of house—no entry
H-15-15	7	4	31 x 24		No	Takes care of a fair sized family
H-16-12	6½	3	31 x 24		No	Alters chimney layout upstairs
H-16-13	6	3	31 x 24		No	Alters chimney layout upstairs
H-17-11	5½	2	31 x 24		No	Alters chimney layout upstairs
H-17-12	5½	2	31 x 24		No	Alters bath and chimney upstairs
H-18-12	6½	4	31 x 24		No	Alters bath upstairs
H-17-13	5	2	31 x 24		No	Alters chimney layout upstairs
H-18-13	6	3	31 x 24		No	Replacing bath tub downstairs with laundry unit
H-18-14	6	3	31 x 24		No	No. 18 first floor is ideal for corner lot
H-18-15	6	3	31 x 24		No	Variation of entrances may be made
J-11-17	6	3	31 x 24		No	Alters chimney upstairs
J-12-16	6	3	31 x 24		No	Alters chimney upstairs
J-12-17	6	3	31 x 24		No	Alters chimney upstairs
J-14-18	6	3	31 x 24		No	An economical house to operate
J-15-17	7	4	31 x 24		No	Bath downstairs could be laundry
J-15-18	7	4	31 x 24		No	Will house a large family
J-16-16	6	3	31 x 24		No	A very complete 6 room layout
J-17-17	5	2	31 x 24		No	Very complete 5 room house
J-18-16	6	2	31 x 24		No	Could use downstairs bath for laundry
J-18-18	6	3	31 x 24		No	A very popular layout.
K-19-19	5½	2	28 x 24		No	Economical to build and live in
K-19-20	6	3	28 x 24		No	Complete quarters for 6 people
K-19-21	6	3	28 x 24		No	Note exceptional closets in K series
K-20-19	5½	2	28 x 24		No	Any K series house will take windway and garage
K-20-20	6	3	28 x 24		No	Thru front hall very desirable to some

SEE INSTALMENT BUILT HOMES and COTTAGES PAGES 67 TO 88 NOT LISTED IN THIS LIST

PLAN LIST – Continued

PLAN NUMBER	NUMBER ROOMS	NUMBER CHAMBERS	SIZE HOUSE	SIZE ELL	GARAGE INCLUDED?	REMARKS
K-20-21	6	3	28 x 24		No	Wall space in chambers varies
K-21-19	5½	2	28 x 24		No	All K houses may have garage at rear
K-21-20	6	3	28 x 24		No	24 x 28 was most popular house during the 20's
K-21-21	6	3	28 x 24		No	Exceptional closets
KA-21A	5	2 or 3	33 x 27	18 x 5	No	May have ell with chambers at rear or end
KA-21B	5	2 or 3	33 x 27	and 15 x 14	No	Complete setup of closets—laundry well placed
KB-21A	5	2 or 3	33 x 27	18 x 5	No	May have conventional windows
KB-21B	5	2 or3	33 x 27	and 15 x 14	No	Garage may be attached at end
L-22-22	7½	4	28 x 24		Yes	A well balanced house—inside and out
L-22-23	7	4	28 x 24		Yes	Note private toilet room with master chamber
L-23-22	7½	4	28 x 24		Yes	May have lavatory in dressing room
L-23-23	7	4	28 x 24		Yes	Lots of closet room and storage
L-24-24	6½	3	28 x 24		Yes	Special laundry room—stairs very accessible
M-25-25	5	2	28 x 24		No	A fine living room
M-25-26	5	2	28 x 24		No	No waste space in hallways
M-25-27	5	2	28 x 24		No	Series M will take windway and garage
M-26-25	6	2	28 x 24		No	Series M is also easily adapted for rear ell
M-26-26	6	2	28 x 24		No	Den may be used as chamber
M-26-27	6	2	28 x 24		No	Lack of closets to be overcome with furniture
M-27-25	6	2	28 x 24		No	Fine closet in den
M-27-26	6	2	28 x 24		No	Front entry as on elevation G gives closet space
M-27-27	6	2	28 x 24		No	You can have any front entry details
MA-25-25	5	2	28 x 24		No	Should have front entrance planned as 1st floor No. 22
MA-25-26	5	2	28 x 24		No	These plans most all take windway and garage
MA-25-27	5	2	28 x 24		No	May have ell with extra chambers
MA-26-25	6	2	28 x 24		No	28 x 24 is an economical size house
MA-26-26	6	2	28 x 24		No	Easily heated, living room and bath handy to range
MA-26-27	6	2	28 x 24		No	MA houses may have dormers front or rear
MA-27-25	6	2	28 x 24		No	All houses should be insulated for comfort
MA-27-26	6	2	28 x 24		No	Would advise entry at front with closet
MA-27-27	6	2	28 x 24		No	Den makes a fine nursery
N-28-28	7	3	28 x 24		Yes	Stairways accessable from kitchen
O-29-29	6½	3	34 x 26		No	An extra fine plumbing layout
O-29-30	7	4	34 x 26		No	Four good upstairs chambers
O-29-31	7	3	34 x 26		No	Extra closet space—fine toilet facilities
O-30-29	6½	3	34 x 26	9 x 16	No	Piazza or sun parlor optional—State which
O-30-30	7	4	34 x 26	9 x 16	No	Laundry and 4 chambers care for large family
O-30-31	7	3	34 x 26	9 x 16	No	Toilet room at front upstairs very desirable
O-31-29	7½	4	34 x 26		No	An extra good layout with large family
O-31-30	8	5	34 x 26		No	Any entrance fits these colonial houses
O-31-31	7½	4	34 x 26		No	Series O-P-Q are highest value houses in book
P-29-29	6½	3	34 x 26		No	First floor No. 29 takes rear windway and garage
P-29-30	7	4	34 x 26		No	Fine setup for corner lot
P-29-31	7	3	34 x 26		No	Door from rear entry to front hall feasible
P-30-29	6½	3	34 x 26	9 x 16	No	Sun parlor of good size
P-30-30	7	4	34 x 26	9 x 16	No	Square colonial will set anywhere
P-30-31	7	3	34 x 26	9 x 16	No	Should have attic stairs
P-31-29	7½	4	34 x 26		No	Separate laundry an asset
P-31-30	8	5	34 x 26		No	Typical New England colonial layout
P-31-31	7½	4	34 x 26		No	Plenty of closet space
Q-29-29	6½	3	34 x 26		No	On elevation Q the dormers should go to ends
Q-29-30	7	4	34 x 26		No	False cornice on ends allows low pitch roof
Q-29-31	7	3	34 x 26		No	This entrance ideal for any house
Q-30-29	6½	3	34 x 26	9 x 16	No	Dressing room plumbing economically placed

SEE INSTALMENT BUILT HOMES and COTTAGES PAGES 67 TO 88 NOT LISTED IN THIS LIST

PLAN LIST – Continued

PLAN NUMBER	NUMBER ROOMS	NUMBER CHAMBERS	SIZE HOUSE	SIZE ELL	GARAGE INCLUDED?	REMARKS
Q-30-30	7	4	34 x 26	9 x 16	No	First floors 30 and 31 take end windway and garage
Q-30-31	7	3	34 x 26	9 x 16	No	Fireplace may be omitted
Q-31-29	7½	4	34 x 26		No	Folding doors—living room—to den permissible
Q-31-30	8	5	34 x 26		No	Five chambers—5 closets
Q-31-31	7½	4	34 x 26		No	Boiler flue may be placed in fireplace chimney
R-32-32	5	2	24 x 24		Yes	R elevation builds a clean cut home
R-32-33	6	3	24 x 24		Yes	Will fit any environment
R-32-34	6	3	24 x 24		Yes	Lots of light and ventilation
R-32-36	5	2	24 x 24		Yes	Elevation R—squares chambers to corners
R-32-37	5	2	24 x 24		Yes	Elevation R—squares chambers to corners
R-33-32	5	2	24 x 24	7 x 12	Yes	Economical for heating
R-33-33	6	3	24 x 24	7 x 12	Yes	Wash room quite an asset
R-33-34	6	3	24 x 24	7 x 12	Yes	Fine closets and storage
R-33-36	5	2	24 x 24	7 x 12	Yes	Elevation R squares chambers where roof shows
R-33-37	5	2	24 x 24	7 x 12	Yes	Elevation R squares chambers where roof shows
R-34-32	5	2	24 x 24		Yes	Rear entry with closet will fit other plans
R-34-33	6	3	24 x 24		Yes	This entry layout included with garage plans
R-34-34	6	3	24 x 24		Yes	Fireplace may fit at end of living room
R-34-36	5	2	24 x 24		Yes	Elevation R squares chambers
R-34-37	5	2	24 x 24		Yes	Elevation R squares chambers
R-35-32	5	2	24 x 24	7 x 12	Yes	A fine kitchen and laundry layout
R-35-33	6	3	24 x 24	7 x 12	Yes	Housework well centered
R-35-34	6	3	24 x 24	7 x 12	Yes	Breakfast set may replace alcove set
R-35-36	5	2	24 x 24	7 x 12	Yes	Elevation R squares chambers
R-35-37	5	2	24 x 24	7 x 12	Yes	Elevation R squares chambers
R-36-32	5	2	24 x 24	7 x 12	Yes	Fine kitchen cupboard arrangement
R-36-33	6	3	24 x 24	7 x 12	Yes	Storage space over windway and garage handy
R-36-34	6	3	24 x 24	7 x 12	Yes	Front entrance hood a little different
R-36-36	5	2	24 x 24	7 x 12	Yes	Elevation R squares chambers
R-36-37	5	2	24 x 24	7 x 12	Yes	Elevation R squares chambers
R-37-32	5	2	24 x 24	7 x 12	Yes	R series will line up with any type
R-37-33	6	3	24 x 24	7 x 12	Yes	A one pipe furnace heats this style house
R-37-34	6	3	24 x 24	7 x 12	Yes	Owner can choose own type of heating
R-37-36	5	2	24 x 24	7 x 12	Yes	Elevation R squares chambers
R-37-37	5	2	24 x 24	7 x 12	Yes	Elevation R squares chambers
S-32-32	5	2	24 x 24		Yes	Elevation S puts jog in left chamber ceilings
S-32-33	6	3	24 x 24		Yes	Elevation S puts jog in left chamber ceilings
S-32-34	6	3	24 x 24		Yes	Elevation S puts jog in left chamber ceilings
S-32-36	5	2	24 x 24		Yes	Front dormer extends to within 2 feet of corner
S-32-37	5	2	24 x 24		Yes	Front dormer extends to within 2 feet of corner
S-33-32	5	2	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-33-33	6	3	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-33-34	6	3	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-33-36	5	2	24 x 24	7 x 12	Yes	Front dormer extends to within 2 feet of corner
S-33-37	5	2	24 x 24	7 x 12	Yes	Front dormer extends to within 2 feet of corner
S-34-32	5	2	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-34-33	6	3	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceiling
S-34-34	6	3	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceiling
S-34-36	5	2	24 x 24	7 x 12	Yes	Front dormer extends to within 2 feet of corner
S-34-37	5	2	24 x 24	7 x 12	Yes	Front dormer extends to within 2 feet of corner
S-35-32	5	2	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-35-33	6	3	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-35-34	6	3	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-35-36	5	2	24 x 24	7 x 12	Yes	Front dormer extends to within 2 feet of corner
S-35-37	5	2	24 x 24	7 x 12	Yes	Front dormer extends to within 2 feet of corner

SEE INSTALMENT BUILT HOMES and COTTAGES PAGES 67 TO 88 NOT LISTED IN THIS LIST

PLAN LIST – Continued

PLAN NUMBER	NUMBER ROOMS	NUMBER CHAMBERS	SIZE HOUSE	SIZE ELL	GARAGE INCLUDED?	REMARKS
S-36-32	5	2	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-36-33	6	3	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-36-34	6	3	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-36-36	5	2	24 x 24	7 x 12	Yes	Front dormer extends to within 2 feet of corner
S-36-37	5	2	24 x 24	7 x 12	Yes	Front dormer extends to within 2 feet of corner
S-37-32	5	2	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-37-33	6	3	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-37-34	6	3	24 x 24	7 x 12	Yes	Elevation S puts jog in left chamber ceilings
S-37-36	5	2	24 x 24	7 x 12	Yes	Front dormer extends to within 2 feet of corner
S-37-37	5	2	24 x 24	7 x 12	Yes	Front dormer extends to within 2 feet of corner
T-38-38	5	2	28 x 22		Yes	A low cost complete house
T-38-39	5	2	28 x 22		Yes	No rear ell—dormer over bath and closet upstairs
T-38-40	5	2	28 x 22		Yes	Can rearrange this type for garage at rear
T-39-38	7	4	28 x 22	22 x 18	Yes	Bath may be set over into ell or left out
T-39-39	7	4	28 x 22	22 x 18	Yes	Fine toilet arrangement
T-39-40	7	4	28 x 22	22 x 18	Yes	Should have door to storeroom—over ell
T-40-38	5	2	28 x 22		Yes	Bath tub downstairs can be replaced with laundry unit
T-40-39	5	2	28 x 22		Yes	No ell—dormer over upstairs bath
T-40-40	5	2	28 x 22		Yes	Bath accessible from most rooms
U-41-41	7	4	31 x 26	5 x 14 and	Yes	Complete on 1st floor—lot of closets
U-41-43	7	4	31 x 26	12 x 16	Yes	Alters chimney layout second floor
U-42-41	6½	3	31 x 26	5 x 14 and	Yes	Very complete home
U-42-43	6½	3	31 x 26	12 x 16	Yes	Alters chimney layout on second floor
U-43-41	7	4	31 x 26	5 x 14 and	Yes	Fireplace will set same as on first floor No. 41
U-43-43	7	4	31 x 26	12 x 16	Yes	Fireplace will set same as on first floor No. 41
U-44-41	7	4	31 x 26	5 x 14 and	Yes	Fireplace will set same as on first floor No. 41
U-44-43	7	4	31 x 26	12 x 16	Yes	Fireplace will set same as on first floor No. 41
V-41-41	7	4	31 x 26	5 x 14 and	Yes	No fireplace—
V-41-43	7	4	31 x 26	12 x 16	Yes	No fireplace—changes chimney layout
V-42-41	6½	3	31 x 26	5 x 14 and	Yes	No fireplace—changes chimney layout
V-42-43	6½	3	31 x 26	12 x 16	Yes	No fireplace—changes chimney layout
V-43-41	7	4	31 x 26	5 x 14 and	Yes	No fireplace—changes chimney layout
V-43-43	7	4	31 x 26	12 x 16	Yes	Makes a very fine home
V-44-41	7	4	31 x 26	5 x 14 and	Yes	Changes chimney layout upstairs
V-44-43	7	4	31 x 26	12 x 16	Yes	Best closet arrangement in book
W-45-45	6	3	31 x 26	5 x 14	Yes	Kitchen vent flue passes over stairway
W-45-46	6	3	31 x 26	5 x 14	Yes	Kitchen vent flue passes over stairway
W-46-45	6	3	31 x 26	5 x 14	Yes	Kitchen vent flue passes over stairway
W-46-46	6	3	31 x 26	5 x 14	Yes	Kitchen vent flue passes over stairway
X-47	5	2	47 x 34		No	A fine layout for real comfort and convenience
X-48	5	2	47 x 34		No	Bunk room or small chambers possible upstairs
XA-47	5	2	47 x 34		No	Can not be beat for space at reasonable cost
XA-48	5	2	47 x 34		No	Specify basement or not on these plans
Y-49	5½	2	37 x 34		No	A fine year round or summer home
Z-51	4½	2	33 x 26		No	Excellent layout for small family
Z-52	4	2	33 x 26		No	These plans take a one or two room ell
ZA-51	4½	2	33 x 26		No	Four types floor construction detailed for no basement
ZA-52	4	2	33 x 26		No	Kitchen best laid out plan in book.

NOTE:—IF ELL PLANS ARE DESIRED STATE NUMBER OF ROOMS WISHED AND WE WILL MATCH UP PROPER ELL PLAN.

SEE INSTALMENT BUILT HOMES and COTTAGES PAGES 67 TO 88 NOT LISTED IN THIS LIST

INSTRUCTIONS FOR ORDERING PLANS

Be sure you understand the numbering system set up on page 89, that is the first letter of the plan number sets the type of elevation, the middle set of figures signifies the first floor plan selected, and the last set of figures the second floor selected.

The combinations are available only in sets as listed on the six preceding pages, and where changes in location of chimney and so forth are required to match first and second floor plans we furnish special second floor plans with these alterations.

Most of these plans not showing a windway and garage may have one and in many cases these may be placed at rear for a corner or narrow lot. In cases where no garage is shown or where garage is wished at the rear, we will furnish plans and specifications for same at an extra charge as listed below. Be sure to check location on order blank.

If fireplace is not shown but desired we will furnish plans in detail as listed in price list.

EACH SET OF HOUSE PLANS INCLUDES:—

Front elevation drawn one quarter in. scale
End " " " " " "
Foundation plan " " " " "
(with three detail sections)
First floor plan drawn one quarter in. scale
Second " " " " " " "
Sectional framing and detail sheet ½ " "
Front entry detail sheet (owners selection)
Fireplace detail sheet if shown on floor plan
Garage and windway plans if shown on elevation.
Eight pages of specifications and instructions.

"UNI-PLANNED" INSTALMENT BUILT HOMES — COTTAGES AND CABINS PRICED ON INDIVIDUAL PAGES WHERE SHOWN. ON PAGES 67 TO 88

PRICE LIST ON UNIVERSAL HOUSE PLANS

Complete set of plans as listed above, FIRST SET	$ 7.00
3 sets for	15.00
(These prices include windway and garage plans if shown on elevation)	
Windway and garage plans for other plans or rear—3 sets	2.00
Windway and garage plans only for present building—3 sets	2.00
Fireplace plans when not shown on plan—3 sets	2.00
Bay window details when not shown on plans—3 sets	2.00
Ell plans to fit any plan—Specify no rooms—3 sets	2.00

C. M. BACON, NORTH CHELMSFORD, MASSACHUSETTS.

Please send by mail, postpaid, the following,—

.....Sets plans No..... $.....

With front entrance as shown on elevation.....

Is above building to have basement.....

.....sets windway and garage plans adapted to above plan at REAR—FRONT (circle which) $.....
(Note—No charge for above if as shown on plan.)

.....sets fireplace plans $.....

.....sets baywindow details $.....

.....sets Ell Plans with.....Rooms $.....

Name .....

Street .....

City .....State.....

ORDER PLANS NOW

Prospective Home builders who intend to ask builders or material men for prices or banks for loans must allow a month or six weeks to get prices quoted and appraisals made so be sure to get your plan selected and ordered in time to allow for these facts.

PLANS

and

SPECIFICATIONS

as delivered to purchaser bear no architect's name or mark of any kind to show origin, therefore they pass as private plans and may be marked as by builder or local architect. Some states require this.

The specifications have blank spaces to denote style, type or grade or various materials and give the owner the opportunity to select these as per wish or availability.

If in doubt as to having a basement or not, say so with order and if plan selected is suitable for either construction we will send plans and details both ways, except on cottage plans where marked $1.00 extra for slab floor construction.

Note that many plans are not designed for basement. Lack of cellar stairs points to this fact.

DESIGNED AND PUBLISHED BY

CLARENCE M. BACON

NORTH CHELMSFORD, MASS.

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As a sequel to our old familiar slogan BETTER BUILT BUILDINGS—BUILT BY BACON so well known thruout New England for over two decades, with thousands of people contentedly living in buildings BUILT and PLANNED by BACON, I think it is fitting and proper to set forth some of our simplest plans in a manner to assist the **average** family in planning their future home.

I know it will be of benefit to any of you who contemplate building a home, to read carefully all the composition in this book and to analyze the floor plans thoroughly,—as features and details of some may appeal to you and fit your requirements.

Though you may not build by any particular plan you may pick up some arrangement of rooms, closets, etc. that will just fit your case and you may be able to incorporate these ideas in **Your Future Home.**

Remember, the **average** family builds but one house in a lifetime. Build within your means and,—be sure you're right,—then, GO AHEAD.

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